MODERN BUNGALOWS

PROVEN
PRACTICAL
PLANS

AS ACTUALLY BUILT MANY TIMES
BY AURELIUS-SWANSON COMPANY INC

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BUNGALOW:

The Composite of Beauty, Comfort, Convenience and Economy in Modern Homes

STRICTLY speaking, the Bungalow is a California product. It was there that an architect, viewing the simple and beautiful lines of the ancient California missions, caught the inspiration and conceived the Bungalow type of architecture for modern homes.

The Bungalow, however, is not purely mission, nor yet purely Swiss Chalet, though characteristics from both have strongly influenced this new type of home. Rather the strength and simplicity of both have resulted in the cozy, quaintness and practicability they offer.

Architects everywhere have attempted to develop the Bungalow idea, because home builders have been captivated with the practical beauty, convenience and comfort. Because of this, the Bungalow in its true form today represents the most ideal type of modern home in any land.

It is not strange that certain communities have accepted its many virtues more readily than others. Nor is it strange that in such communities, with broader opportunities for creative work, architects have specialized upon Bungalow architecture and developed it to its greatest excellence.

Oklahoma City is such a community; filled with modern, progressive people ready to accept the new, the different, the beautiful because it is such; not bound by ancestral customs and precedent.

And so we believe that here Bungalow architecture has seen more creative progress—more new ideas advanced—more intensive development, than in any other city in the land. What has been tried and proved good here will have the same advantages elsewhere. We present them in this book for your approval and you, too, will find them good.

Aurelius-Swanson Distinctive Type Bungalow

AS YOU glance through the pages of this book, we ask you to bear in mind that each and every picture is that of a home that has actually been built here in Oklahoma City—the finished product of our own staff of architects' original and exclusive plan and design.

It is not reasonable to expect that each will meet with your particular taste or fancy. They were designed for widely varying tastes. But we do know that each is an architectural masterpiece of Bungalow type of construction.

While avoiding radical extremes, we have succeeded in keeping out of the conventional rut. Homes, like clothes, are never tasteful or becoming unless they reflect originality and contrast. Think how unbeautiful would be a city of men all dressed in uniforms of identical cut and color; or yet of women all in one homely Quaker homespun; or again, if every house was but four bleak walls, all in a row.

There are Bungalows and Bungalows. While no type of home design offers more opportunities for contrast and artistic variation, the opportunities have, in many places, been sadly neglected. Here we have given you a choice from seventy-five distinctive, original and exclusive homes—none of which are likely to be duplicated near you—each of which will stand apart in testimony of your good taste and ideas.

As testimony to this fact, we call your attention to Oklahoma City, which, while the Bungalow is unusually popular, you will find less sameness and duplication than in any other similar community. And the majority of them here were built by us.

Our Plans and Service—What They Mean to You

EXPERIENCE is the best teacher, though often the most expensive. No man knows this better than the one who has attempted to build a home without carefully worked out plans, with blue prints and specifications.

Local architects work on the basis of 10 per cent for this service and the superintending of the building. This would make the average $2,000 to $3,000 home cost $200 to $300 extra for this item alone. But when such plans are not furnished, the waste in material, and time lost in working out technical problems on the job, is even more, to say nothing of serious mistakes and errors which are often discovered too late to change.

Because we have already built all of these houses, we have done all the experimenting for you. They are faultless in detail, arrangement and design. They can be duplicated exactly, if you have the same identical plans and specifications for your builder to work from. And for the same reason, since the expensive part of the architectural service is already done, we can furnish you any of these plans at the extremely low price of $10 each.

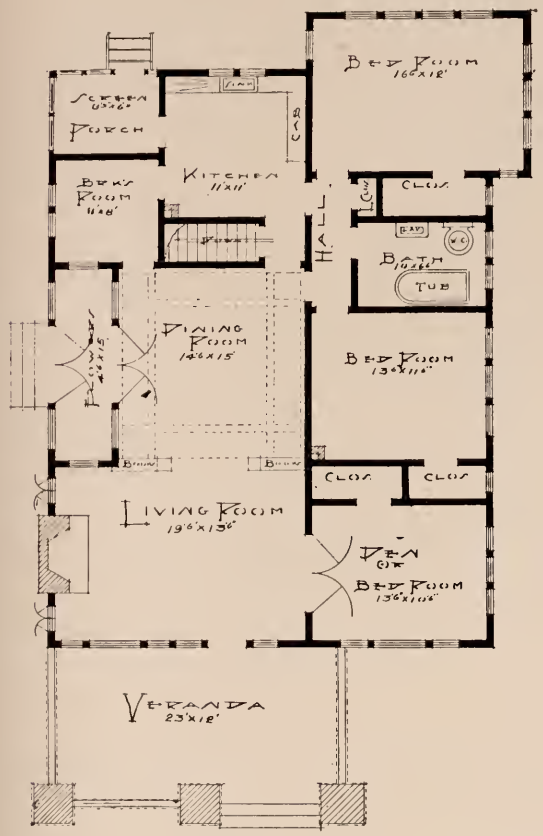
Surely, among them, you will find your ideal of a Bungalow home. Surely, if you plan to build, you want your investment to be worthy of the cost and sacrifice of the price you pay. Surely, when you realize that the detailed, blue-print plans and specifications are vitally important—necessary, in fact—to get the same artistic effect and to conserve the cost materially, you will be glad and willing to pay the small price of $10 to get them. It really means a saving of from $200 to $500 to you.

N. B. For general specifications, cost estimates and guarantee, see the last pages of this book.

PLAN No. 401—Cost $4,700 to $5,470.

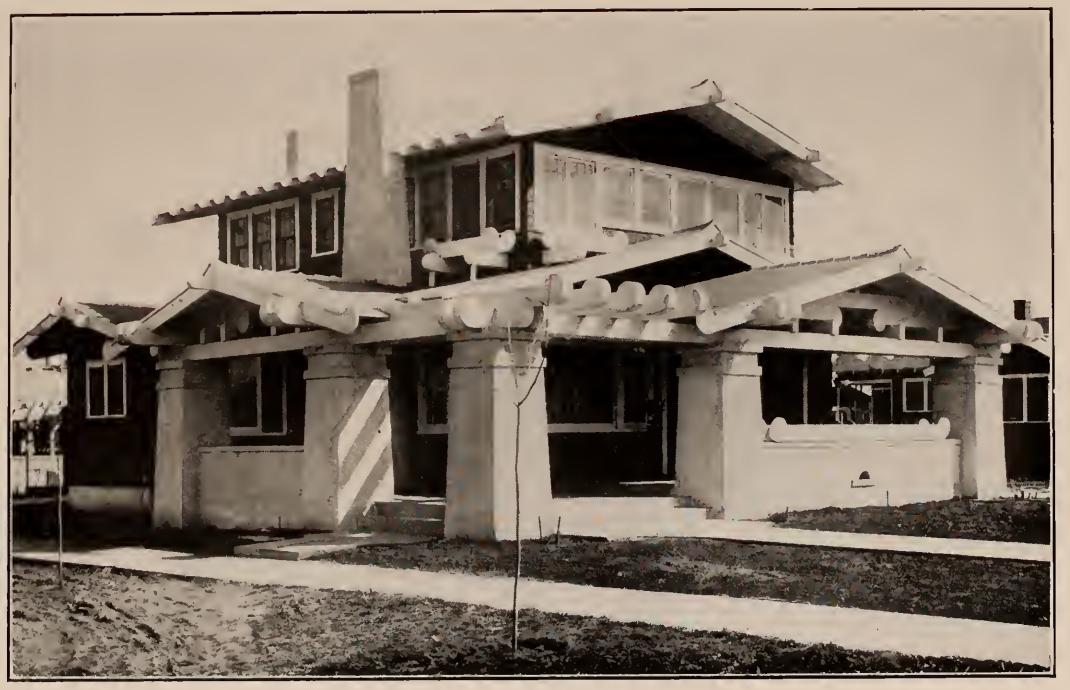
This striking, six-room Bungalow has proven very popular wherever built. It has large living room, dining room, two bed rooms, and den or music room. The den could also be used as a bed room. There are three large clothes closets and one linen closet. The bath room is located between the two bed rooms, and is connected with a little hall. Can be reached from practically any room in the house, without going through another room. The kitchen is large and contains built-in cabinets. There is also a nice light breakfast room, that opens into the kitchen and dining room.

A special feature of this house is a sun room or flower conservatory. This room is right off the dining room. The partition between the dining room and the sun room is solid glass, the outer wall also being solid glass, so it makes the dining room very light and cheerful. The dining room has beam ceiling and panelling under the plate-rail. The house contains a large basement, also a nice large back porch, which is screened in. Mantel is built of brick. Attention is called to the large, wide porch of this Bungalow. There are lots of windows, which makes the house light, pleasant and airy.



FLOOR PLAN NO. 401

Living Room and Dining Room of Plan No. 401



PLAN No. 402—Cost $5,935 to $7,030.

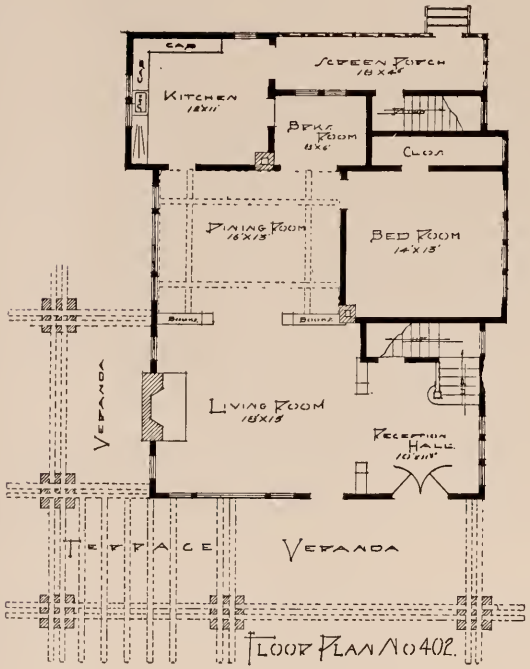
Here is a very good example of the far-famed Bungalow carried out on the Swiss Chalet lines.

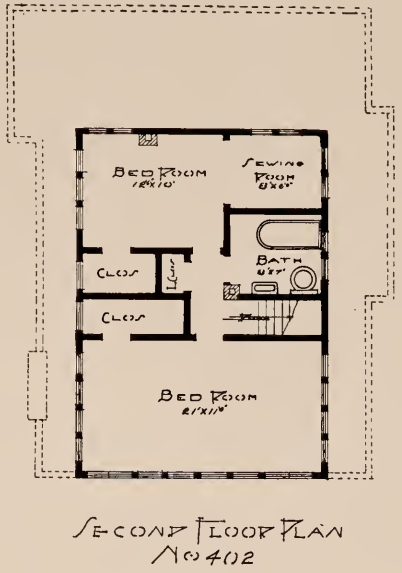
The spacious porch with two exposures makes this house suitable for a corner or inside lot.

From the porch you can enter either the living room through the massive oak door or the reception hall through an artistic French window.

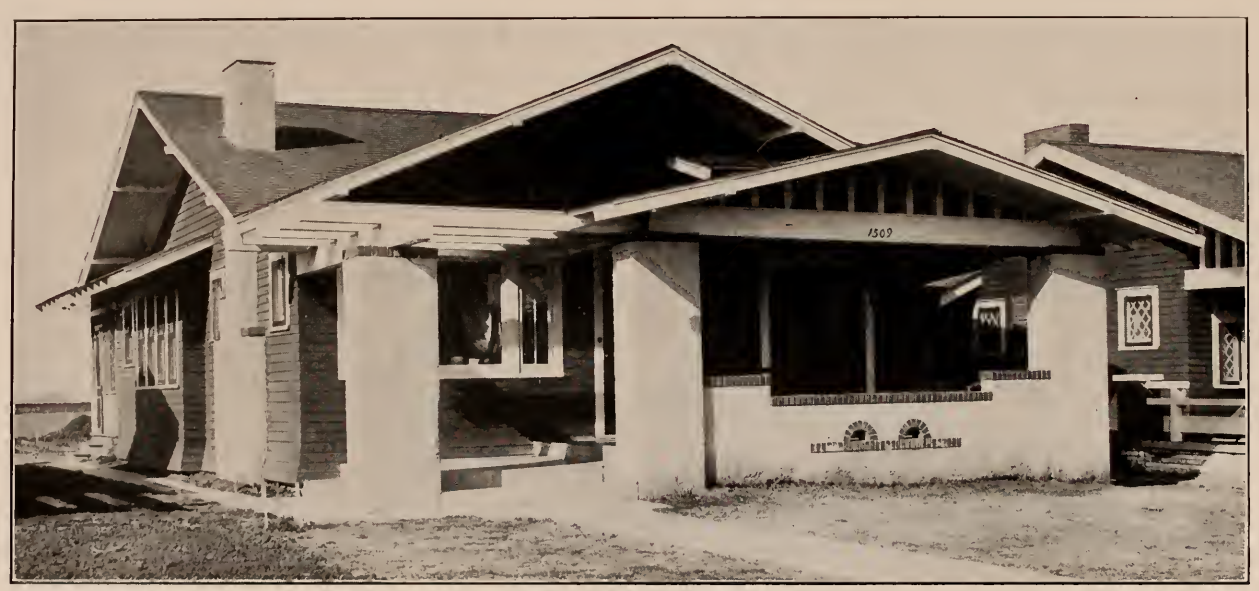
The second floor sleeping rooms are a delight to anyone living in a picturesque country. With the four exposures one can obtain a view from any direction.

The living room, dining room and reception hall have hardwood floors. Dining room has wainscoting and plate rail. The plan is an exceptionally good one and will be a show place to any community.



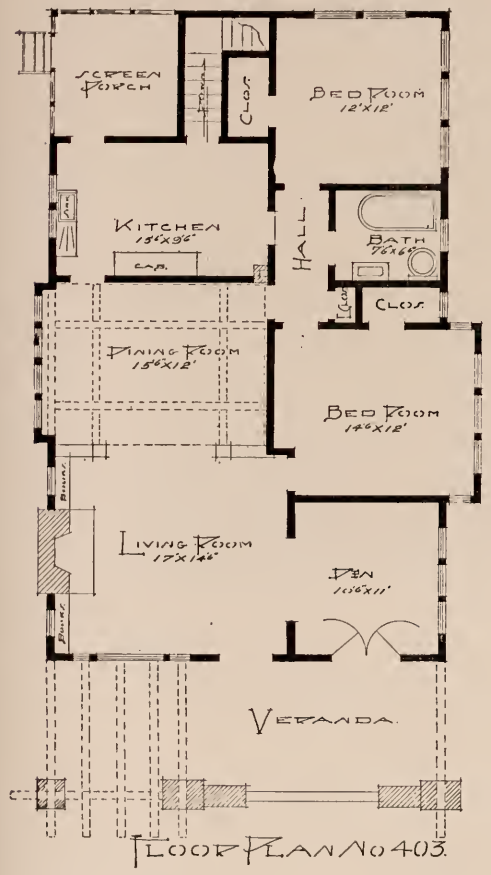


First and Second Floor of Plan No. 402



PLAN No. 403—Cost $4,530 to $5,000.

This beautiful Bungalow has piers built of stucco; has a nice front porch with a pergola; contains six rooms, of which there are a den, two bed rooms, kitchen, with built-in cabinets, dining room, with beam ceiling, etc. Both bed rooms have nice closets, and there is also a linen closet. The house has basement and screened-in back porch. This house is very popular with our customers and has been built in various parts of the United States with splendid success.



Kitchen Plan No. 430

PLAN No. 404—Cost $5,470 to $5,935.

This is an elegant house to build on a wide lot. The dimensions are 52½x32½ feet. The living room is in the center of the house.

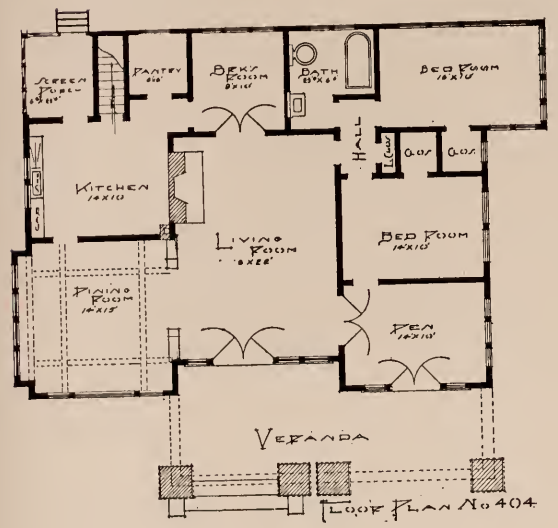
There are two bed rooms and a den, which can be used as a bed room if desired.

The breakfast room opens off of the living room and the kitchen.

The dining room has beam ceiling, built-in buffet, etc.

Practically the entire front of the house is windows and French doors, which makes it very light and airy.

Rooms are all of a good size, the back porch is screened in, and the house has a nice, large basement.



FLOOR PLAN No 404

Living and Dining Rooms Plan No. 404

PLAN No. 405—Cost $3,525 to $3,925.

This Bungalow possesses some odd features in the gables, which give a very artistic effect and has been admired by many.

Chimney, front porch walls, pillars and piers are built of white stone. This adds greatly to the artistic effect. The porch floors and steps are of cement. There is a large living room extending across the front of the house. There are three medium sized bed rooms, dining room, kitchen and bath. The dining room has beam ceiling and there are built-in book cases in the colonnade between the living room and dining room. Living room also has built-in seat near the mantel.

FLOOR PLAN NO. 405.

Breakfast Room Plan No. 422

PLAN No. 406—Cost $4,375 to $5,155.

This has proven to be one of our most practical six-room Bungalows, both in design, arrangement and economy.

The porch piers and banisters are built of round edge paving brick, laid up in black mortar, with cut stone trimmings. The porch is constructed in such a way that it has the appearance of an open gable, but, however, it is not.

The front windows are large and attractive, which in all gives it a genuine Bungalow effect.

The living room and dining room are finished in oak. The living room has large brick mantel.

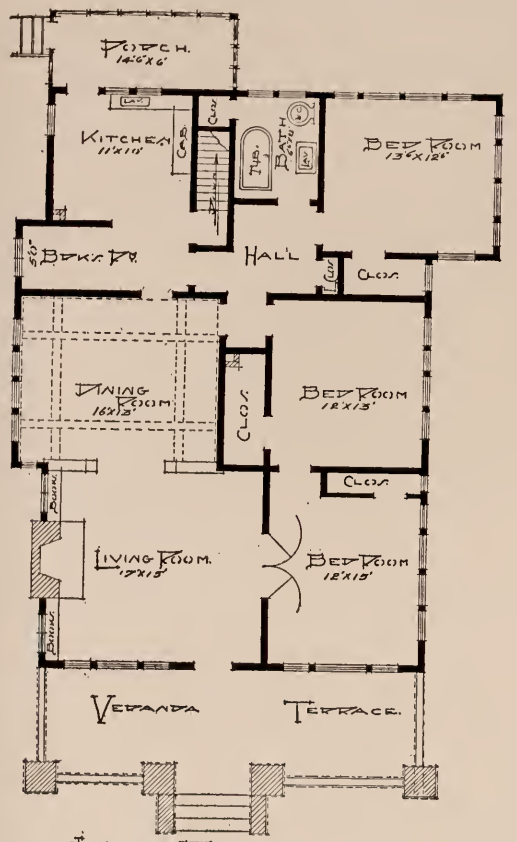
There are three bed rooms, each having a large closet, two of the closets having windows, which is very desirable.

Two of the bed rooms, dining room and kitchen are connected to the bath room from a small hall.

The back porch is very large and screened in.

Kitchen has a kitchen cabinet and a breakfast room or an alcove.

COMPLETE PLANS AND SPECIFICATIONS, AS SHOWN OR REVERSED, $10.00



FLOOR PLAN NO. 406.

Living Room and Dining Room Plan No. 406

PLAN No. 407—Cost $4,375 to $4,850.

This is, perhaps, one of the most popular designs that we have produced.

The style of the house is pleasing to the eye and the plan comfortable and convenient.

There is a nice large living room with a built-in desk at one side of the mantel and a built-in seat on the other side.

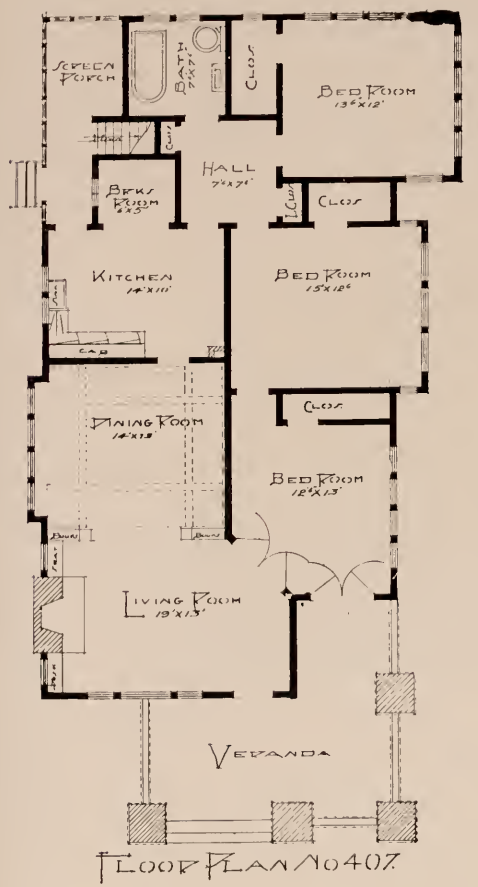
There are built-in book cases between living room and dining room.

Dining room has beam ceiling.

The house has three nice bed rooms, each having a large closet—bed rooms being so arranged as to get plenty of breeze, and you will note there are lots of windows.

Kitchen has built-in cabinet, and off the kitchen there is a breakfast room, which has built-in table and seats.

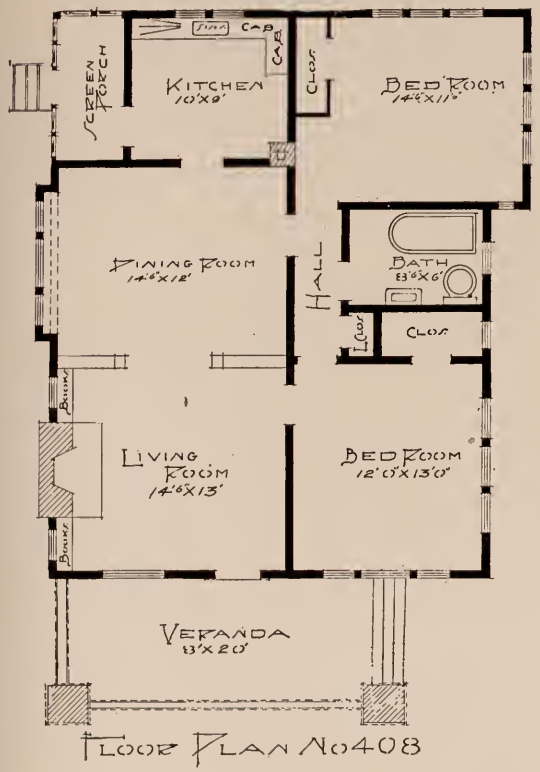
The back porch is screened in, basement entrance being off the back porch.



Living and Dining Rooms Plan No. 407

PLAN No. 408—Cost $3,060 to $3,375.

This unusually clever Bungalow has five rooms. The arrangement of the porch piers catches the eye at once, and the front porch measures 8x20 feet. The combination living and dining room, separated only by the colonnade, 25 feet long. All the essentials of a well designed home are found in this cozy Bungalow.



FLOOR PLAN NO408

Buffet and China Closet Plan No. 418

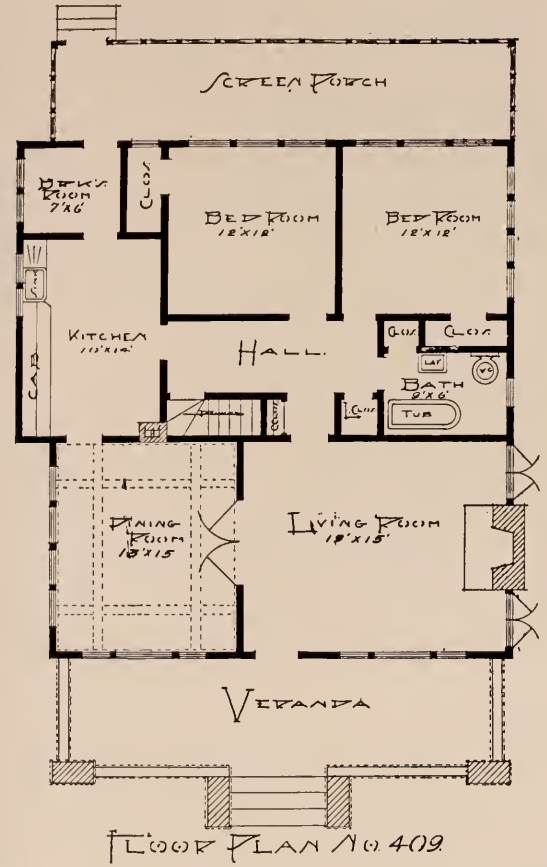
PLAN No. 409—Cost $5,315 to $5,935.

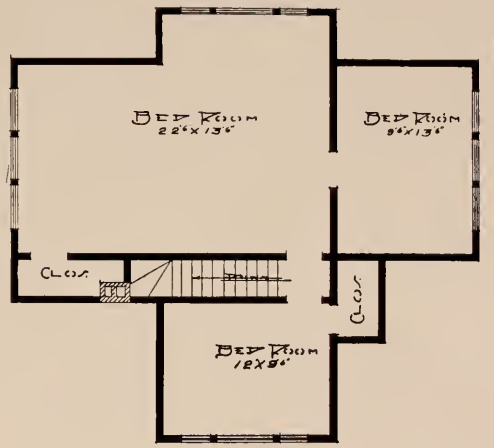
A large family will find this 8-room, 1½-story Bungalow type very desirable.

On the first floor is a large living room with mantel; dining room with beam ceiling; kitchen, having built-in features, as well as a breakfast room.

There are also two large bed rooms on this floor, as well as a long, screened-in porch, extending clear across back of the house. This can be used as a sleeping porch in the summer and in colder climates it can be encased with windows and used as a sun porch.

There are two medium sized bed rooms upstairs and one extremely large bed room.





First and Second Floor Plan of No. 409

PLAN No. 410—Cost $5,315 to $5,935.

Here is a 2-story, 8-room Bungalow, designed to give the most accommodation for the expenditure.

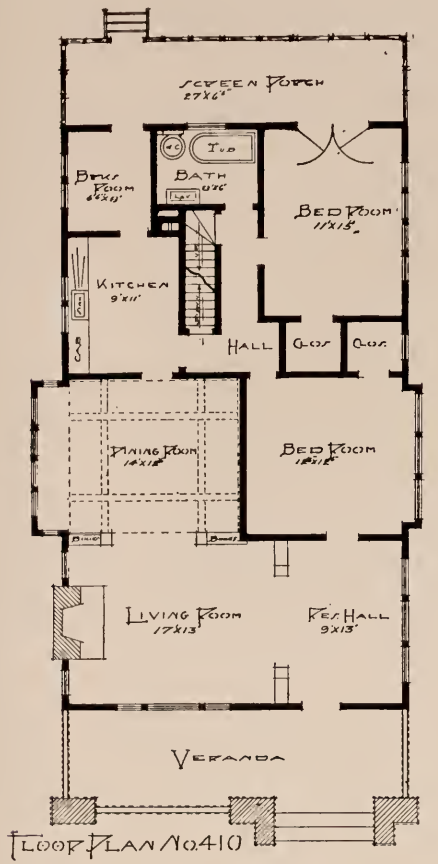
An examination of the plans will show that the house embodies much that goes to make a comfortable home, with an attractive exterior and interior finish.

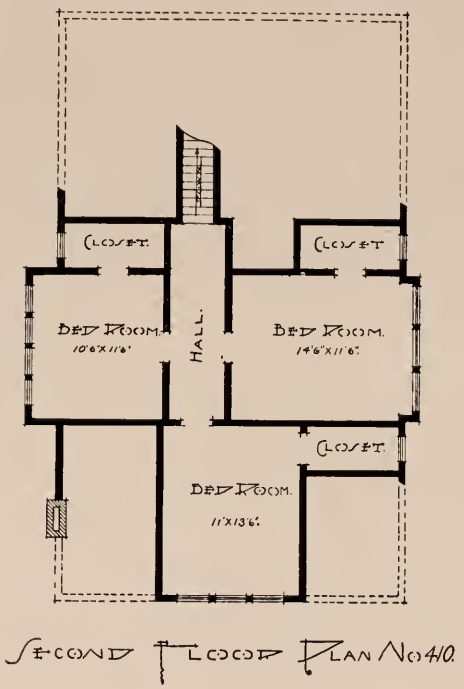
The first floor has two porches, hallway, living room and dining room, kitchen, reception hall and two bed rooms.

The second floor has three bed rooms, all with good, large closets.

There is a large front porch and a screened-in porch in the rear, screened-in porch extending the entire width of the building.

French doors open out from the downstairs rear bed room on to screened porch.

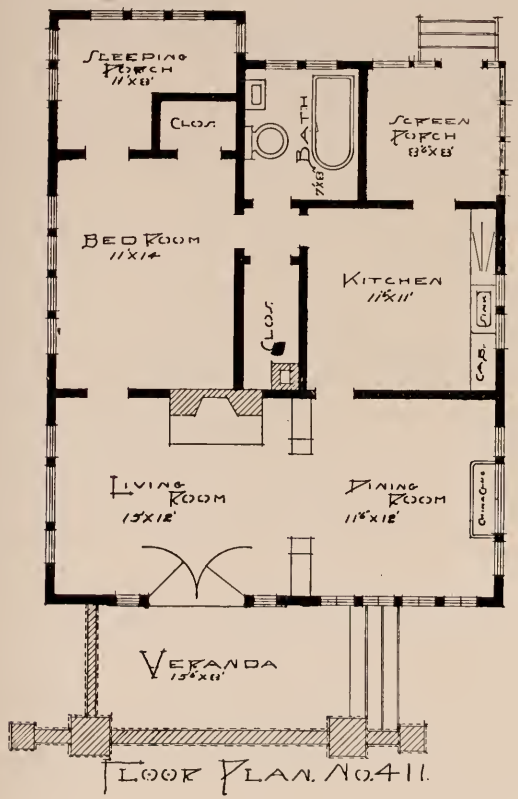




First and Second Floor Plan of No. 410

PLAN No. 411—Cost $2,970 to $3,435.

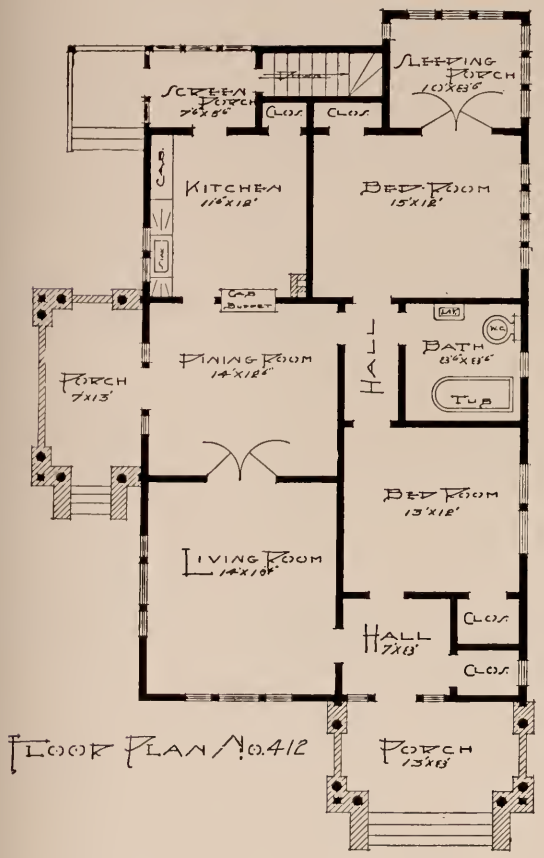
This plan shows the most often used arrangement for five rooms, and being the most in demand, the arrangement must be satisfactory in giving space at a moderate expense. In the construction of the front porch and buttress piers tapestry brick is used. The gable roof gives a more "Bungalowish" effect than the hip roof. The interior is neatly, but not expensively, furnished, and contains all of the essentials of a comfortable home. Mantel and colonnade in the living room. The kitchen has a built-in kitchen-cabinet with drain boards on each side of the sink. The bed rooms are of moderate size, and are provided with good light and closet space.



Living Room, Dining Room and Library Plan No. 445

PLAN No. 412—Cost $4,065 to $4,530.

This cozy, 5-room Bungalow commends itself on first glance, and investigation of its interior plans adds to that impression. The living room, 14x15 feet, has oak floors. The dining room has oak floors, beam ceiling, and an attractive buffet between the kitchen and dining room. A little hall in the center gives access to the bath room from the dining room and two bed rooms. The kitchen is 11x12 feet, and has a complete area of built-in features. The heavy porch walls are brick with cement caps, which adds much to the attractiveness of the Bungalow.



FLOOR PLAN NO. 412

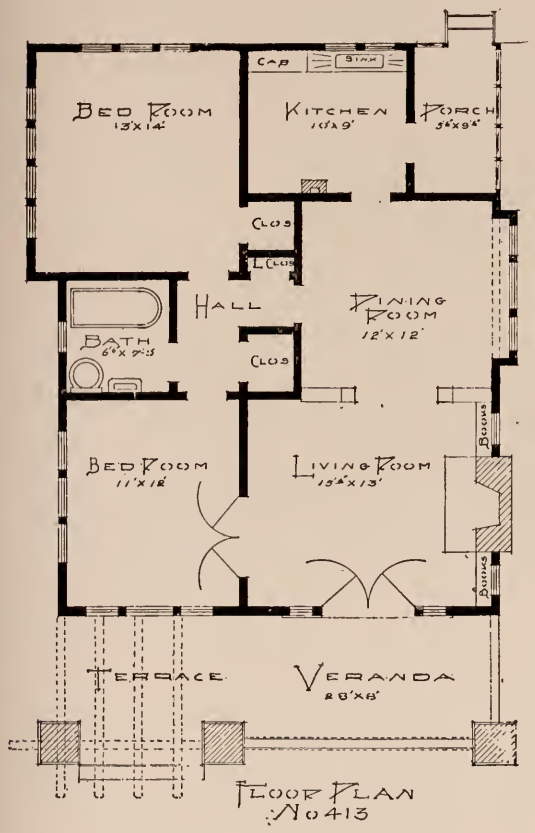
Kitchen and Breakfast Room Plan No. 420

PLAN No. 413—Cost $3,125 to $3,525.

Here is a cozy 5-room Bungalow that has become very popular.

It has two nice bed rooms, dining room, living room and kitchen. There are several built-in features, such as book case, kitchen cabinet, etc. There are also plenty of windows to make the house light and airy. The porch has brick columns, and the living room has nice French doors.

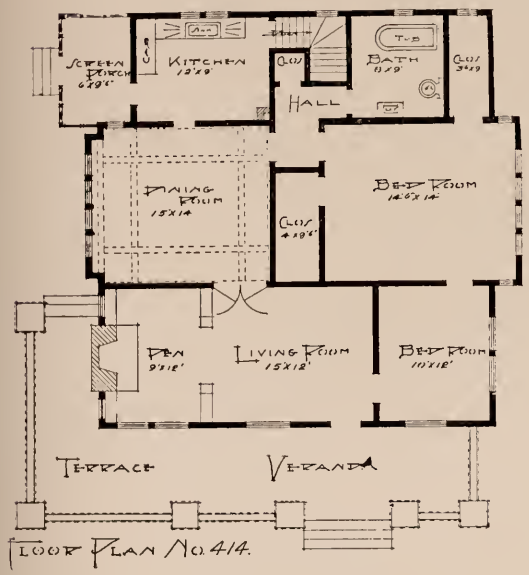
COMPLETE PLANS AND SPECIFICATIONS, AS SHOWN OR REVERSED, $10.00



This view shows Living Room End of Plan No. 420

PLAN No. 414—Cost $3,905 to $4,375.

This plan should especially appeal to any one desiring one large bed room. The arrangement of the rooms is unique and compact. The living room is in the front and center of the house. There is one smaller bed room and a den, in which the fire-place is located. Dining room contains beam ceiling, and the kitchen has built-in cabinets, drain boards on each side of sink, etc. The bath room is also unusually large.

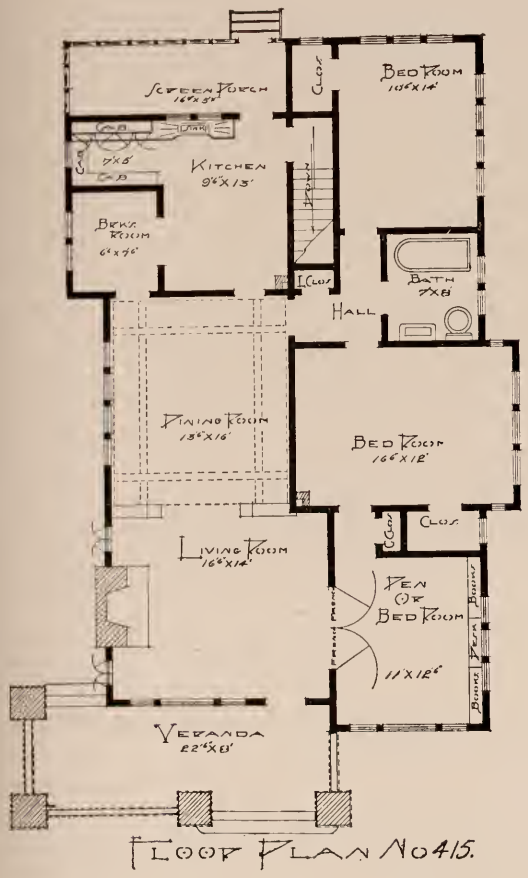


FLOOR PLAN NO. 414.

Kitchen and Breakfast Room of Plan No. 415

PLAN No. 415—Cost $4,700 to $5,000.

This is another plan which has proven immensely popular. This attractively arranged 6-room Bungalow has been built from coast to coast, and we have had good reports on it from everywhere. It has medium sized living and dining room, as well as two bed rooms. The den could also be used as a bed room in an emergency. It has built-in bookcases and built-in writing desk. House has large closets. The front veranda is large and spacious. There is a breakfast room that opens into the dining room as well as kitchen. The kitchen has built-in kitchen cabinet and drain boards connecting on both sides of the sink.



Living Room, Dining Room and Den of Plan No. 415

PLAN No. 416—Cost $5,975 to $6,250.

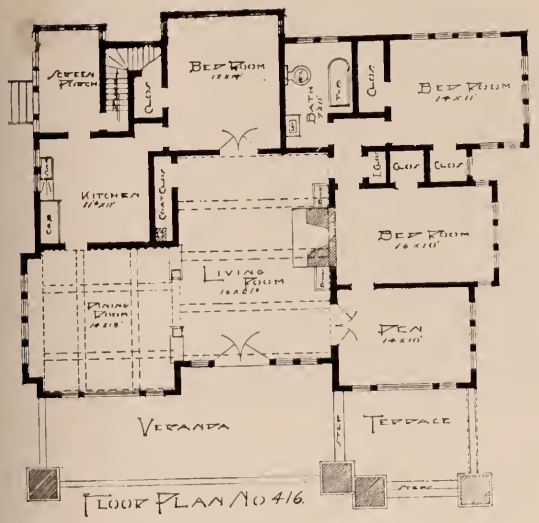
Of the large 7-room Bungalows, this is perhaps one of the most successful.

The living room is in the center of the house. It has a large stone mantel, beam ceiling, etc. Dining room is of good size and also has beam ceiling. There are three bed rooms and a den.

Kitchen has built-in cupboards, work tables, etc.

Particular attention is called to the large veranda and the beautiful white stucco porch pillars.

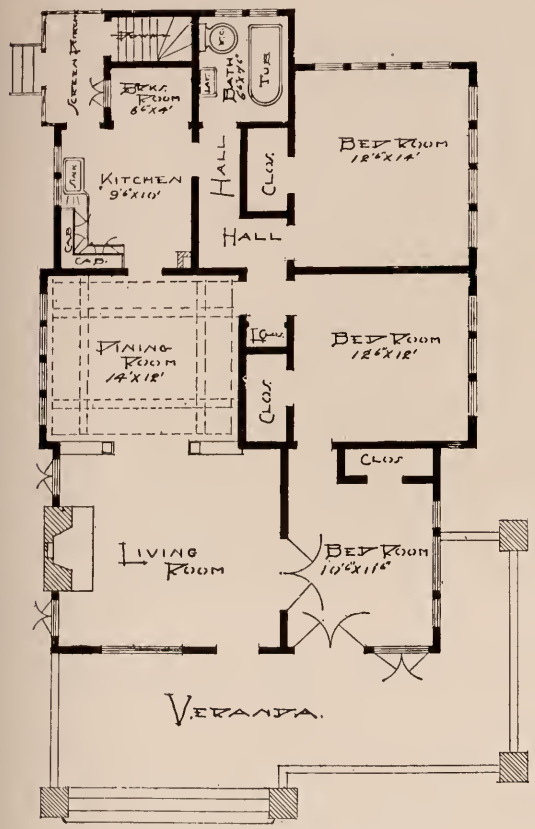
The living room, even though in the middle of the house, gets lots of light, as the front is practically all glass. For one contemplating a large Bungalow, this plan should by no means be overlooked. Several views are also given herewith of the interior.



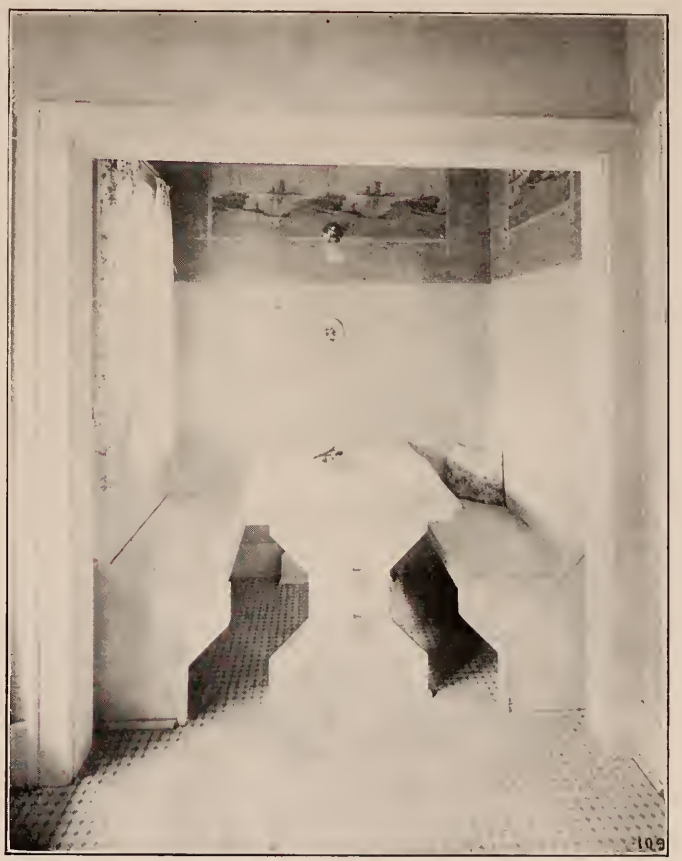
Living Room and Den of Plan No. 416

PLAN No. 417—Cost $4,220 to $4,530.

This Bungalow has a long, low effect that is desired by many builders. The chimney is built on the side, and becomes an architectural adornment, in conjunction with the porch piers. The window in the living room is eight feet long, and is an attractive feature, both inside and out. Between the living room and dining room there are pillared buttresses containing bookcases and glazed to match the artistic effect of the windows. The kitchen is of good size, and has all of the modern built-in features. The bed rooms are large, having plenty of light and air. There is also a breakfast room.



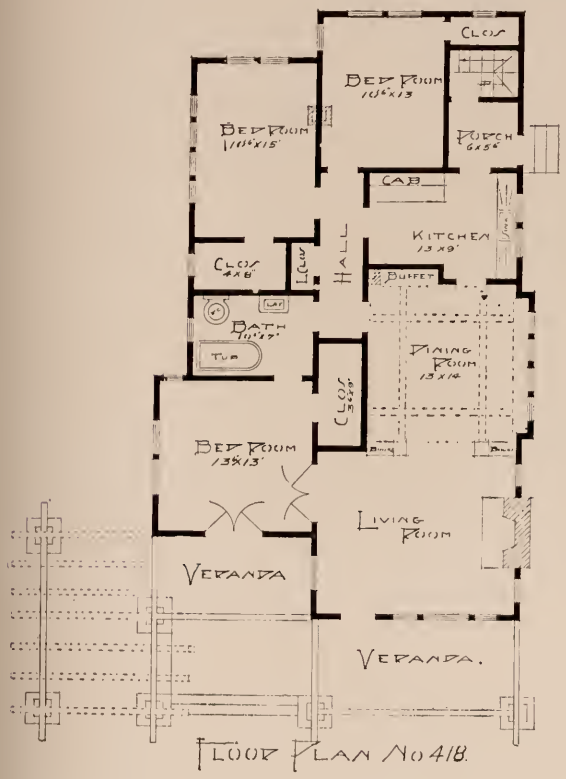
FLOOR PLAN NO. 417



Breakfast Room of Plan No. 417

PLAN No. 418—Cost $5,000 to $5,470.

This Bungalow at once strikes one as being cozy and attractive. The pergola over the automobile driveway is one of the distinct features. The veranda is also large and attractive. The columns are of solid cut stone. There are six rooms of modern size, there being three bed rooms, which have large closets; bath room conveniently located; dining room having built-in buffet and beam ceiling; living room has nice mantel, built-in bookcases. In the kitchen there is a built-in cabinet, and the sink has drain boards on each side. This is an excellent plan and has met with favor wherever built.

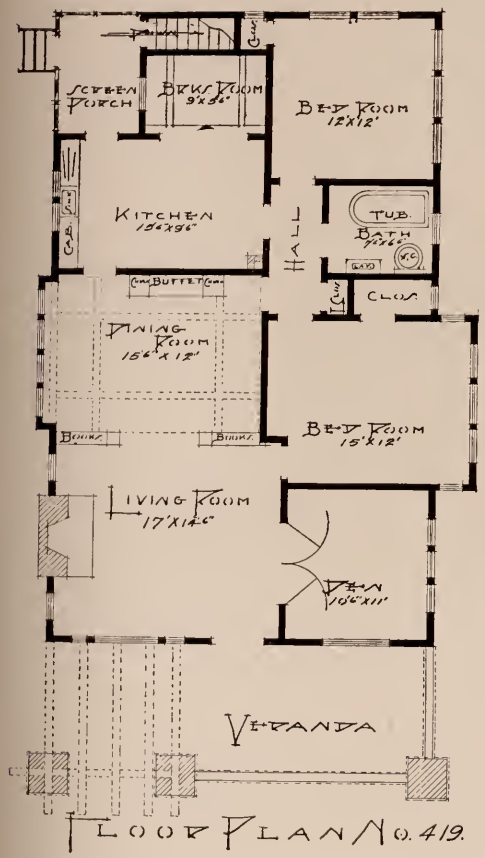


FLOOR PLAN NO 418.

Living Room Plan No. 418

PLAN No. 419—Cost $4,375 to $4,700.

This is another extremely popular plan of a 6-room California Bungalow. Contains two large bed rooms, as well as a large living room and dining room. Kitchen has built-in cabinet, drain board, etc. The den could be arranged as a bed room if desired. One of the features of the house is the attractive breakfast room built off the kitchen. It has built-in tables, seats, etc. The entrance to the cellar leads from the back screened porch. Porch piers are of brick. Porch is inviting, and there is also a nice little pergola.



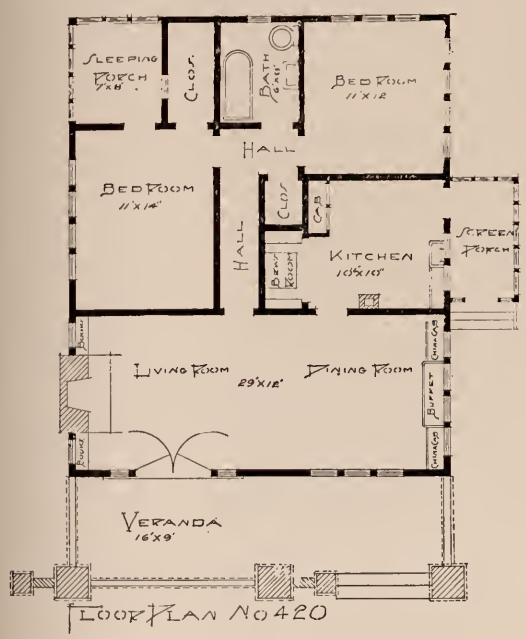
FLOOR PLAN No. 419.

Living Room of Plan No. 404

PLAN No. 420—Cost $3,565 to $3,905.

Here is a pleasant, attractive little Bungalow of four rooms and a sleeping porch.

Living room and dining room are in one, but could be separated by colonnade if desired. Kitchen is conveniently located about the middle of the house. There are large closets, several built-in features like built-in breakfast room, built-in kitchen cabinet, built-in bookcase and buffet.



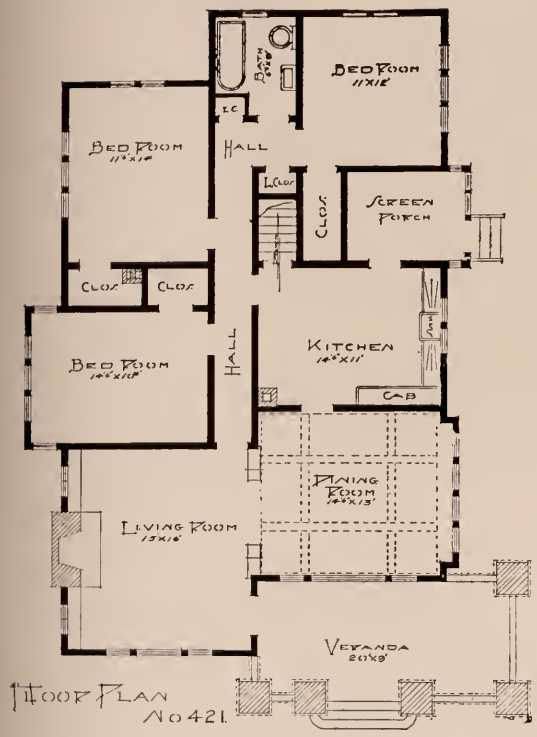
Living and Dining Room in one is a unique idea —Plan No. 420

PLAN No. 421—Cost $3,565 to $3,905.

Here is a plan that has also proved immensely popular wherever it has been built.

The living room and dining room are both in the front, placing the kitchen near the center of the house, where the housewife can easily reach any part of the Bungalow.

There are three nice bed rooms conveniently arranged, all having large clothes closets. There is also a nice linen closet in the hall. Front porch is of cement and the porch pillars are of brick.



Bath Room Plan No. 422

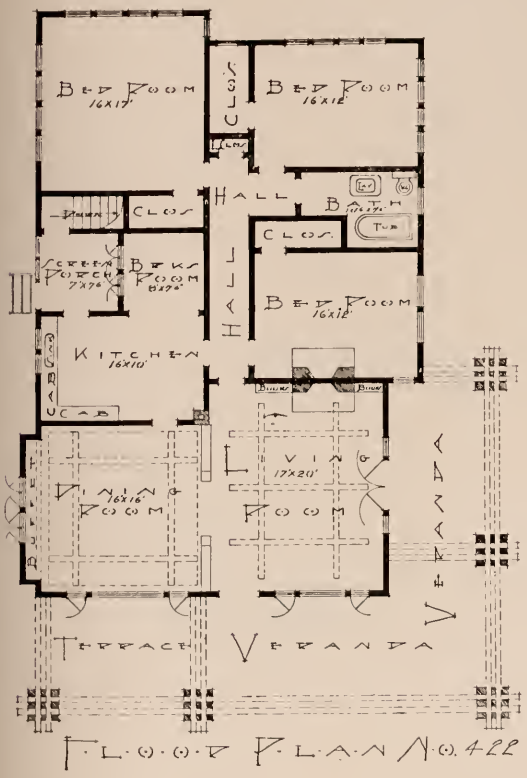
PLAN No. 422—Cost $5,975 to $6,565.

This is without doubt one of the most attractive 6-room California Bungalows ever constructed.

It has a large veranda and nice terrace, over which is built a pergola.

The rooms are conveniently arranged. The living room and dining room are large and spacious—both having beam ceilings. Living room also has built-in bookcases and an elegant fire-place. Dining room has a large built-in buffet, which takes up one entire wall. There are three large bed rooms, each having a nice closet. The front bed room also has a mantel. The bath room has tile floor, built-in medicine cabinet, etc. The kitchen has built-in cabinet, and opens into a nice breakfast room. The back porch is screened in, and has stairway leading to the basement.

We have had splendid reports from this house wherever built, and we recommend it very highly for anyone wanting a Bungalow of the more expensive type.



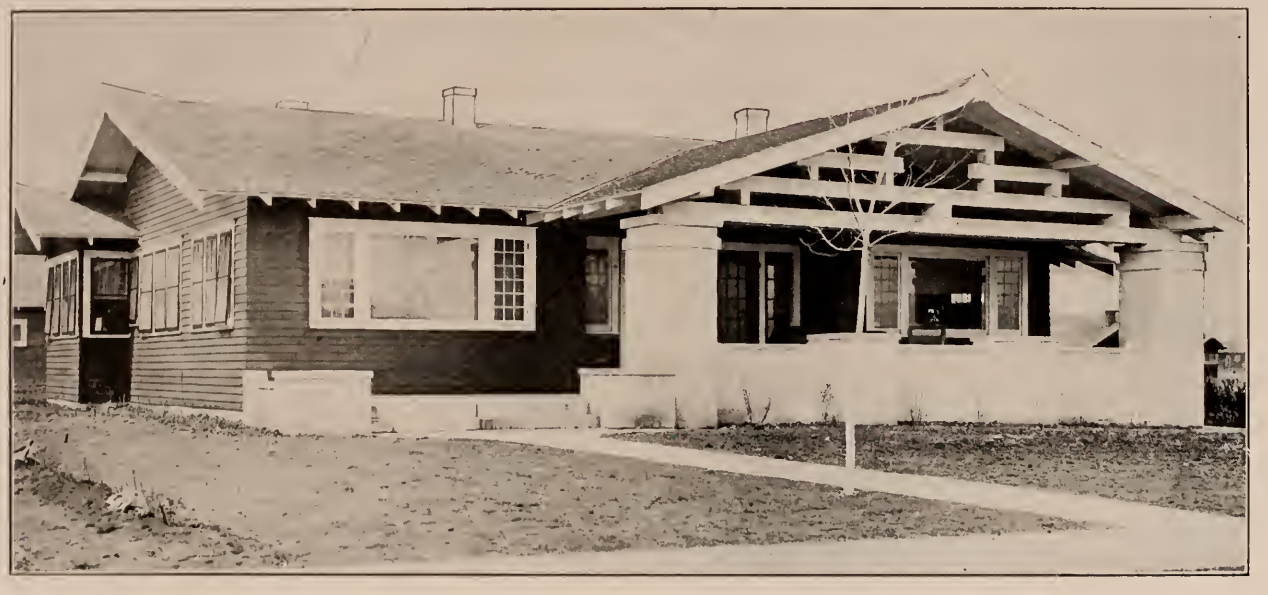
Living Room and Dining Room Plan No. 422

Another View of Plan No. 422

COMPLETE PLANS AND SPECIFICATIONS, AS SHOWN OR REVERSED, $10.00

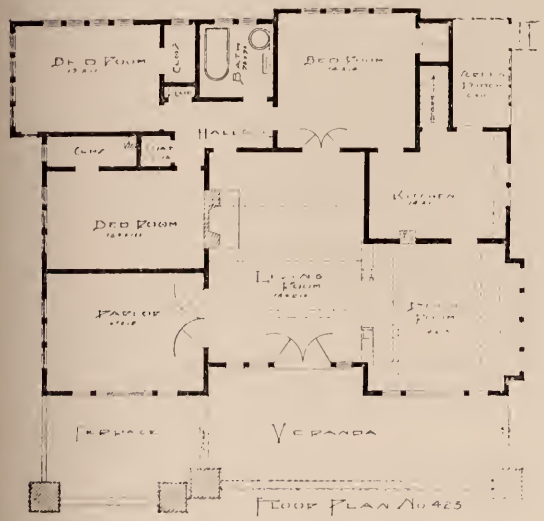
Dining Room Plan No. 422

Bed Room Plan No. 422



PLAN No. 423—Cost $5,470 to $5,935.

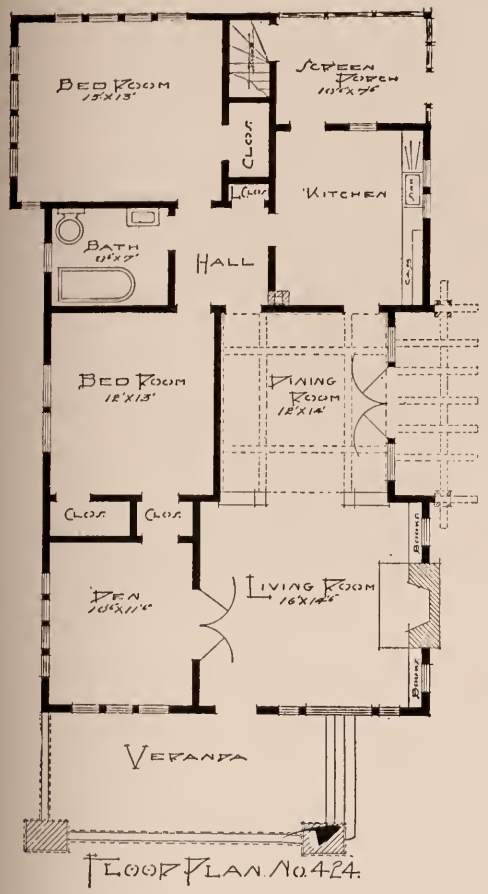
This attractive Bungalow is up-to-date in every detail. It is built with the idea of comfort and beauty, rather than to be as inexpensive as possible. Its lines are simple, but all the more artistic. The living room is in the center of the house, and measures 22x16 feet. The living room, dining room and den are finished in oak. The living room and dining room also have beam ceilings. There are three large bed rooms, and one will note the large number of windows, which make the rooms in the entire house decidedly pleasant. There are large closets for all bed rooms, large basement, and a comfortable back porch. The house has a large veranda and terrace, which gives this Bungalow class and distinction.



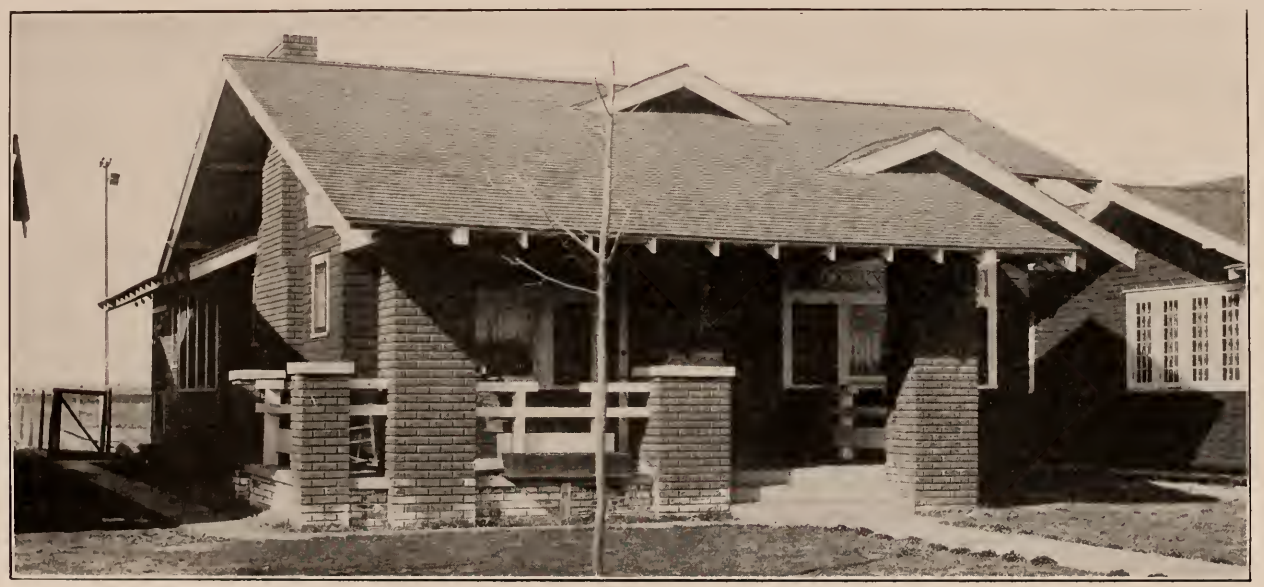
Kitchen Plan No. 422

PLAN No. 424—Cost $4,530 to $4,850.

This is another 6-room plan which is practical and effective, and which presents an inviting exterior. Examination of these plans will show that it will be hard to improve. By using cheaper material a house could be built, but not a better one. The interesting features are beam ceiling, oak floors, built-in bookcase and plate-rail, a pergola terrace off the dining room and plenty of closet room. The kitchen is of ample size, and is provided with several built-in cabinets. In short, this is one of the most attractive plans of its size and cost that this company has turned out.



Bed Room Plan No. 422

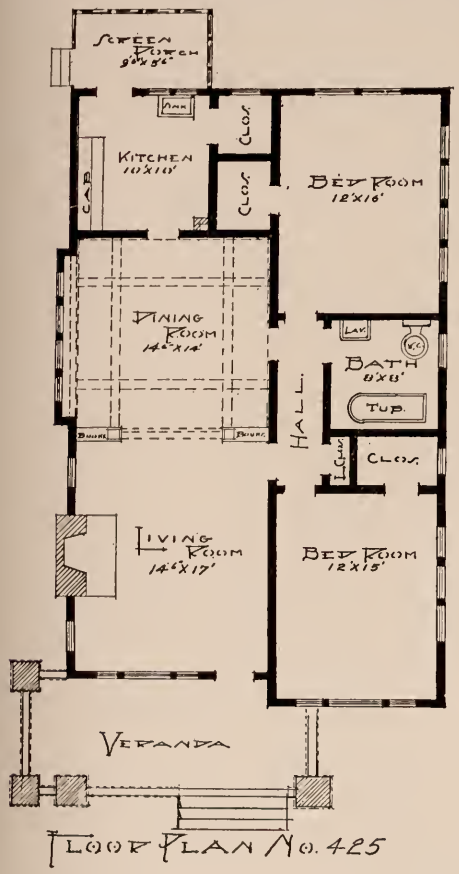


PLAN No. 425—Cost $3,435 to $3,750.

This is another pleasing 5-room Bungalow. It has two nice bed rooms, with lots of windows. Bed rooms also have good sized closets.

Living room has large mantel, and dining room has beam ceiling and panelling under plate-rail.

Kitchen has the usual built-in cabinets. The back porch is large and is screened in.

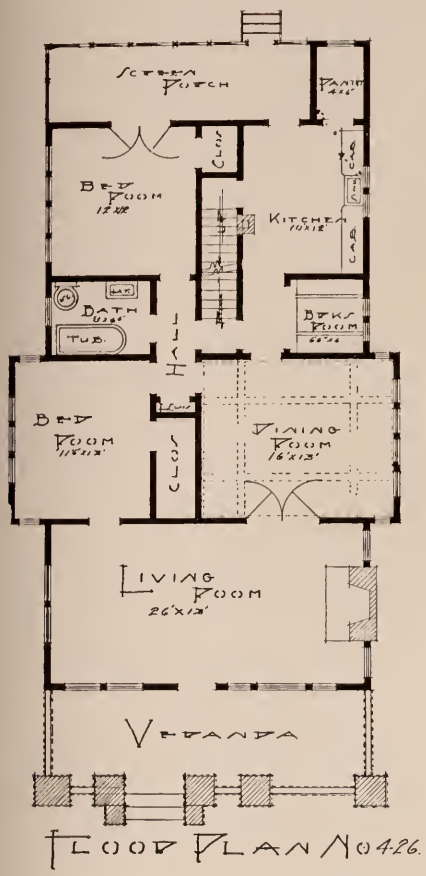


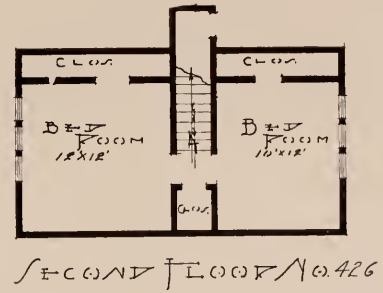
FLOOR PLAN NO. 425

Living Room, Dining Room and Den Plan No. 427

PLAN No. 426—Cost $4,530 to $4,700.

This is a very attractive story-and-a-half Bungalow-type house. The living room runs clear across the front of the house. There are two bed rooms downstairs, and a large screened porch. The back bed room opens out onto the screened porch, which can be used as a sleeping porch. The kitchen has built-in cabinets and also a nice, large pantry. There is a breakfast room with built-in table and seats. The dining room has beam ceiling. On the second floor are two small bed rooms, each having a medium sized closet.





First and Second Floor Plan of No. 426

PLAN No. 427—Cost $7,500 to $7,815.

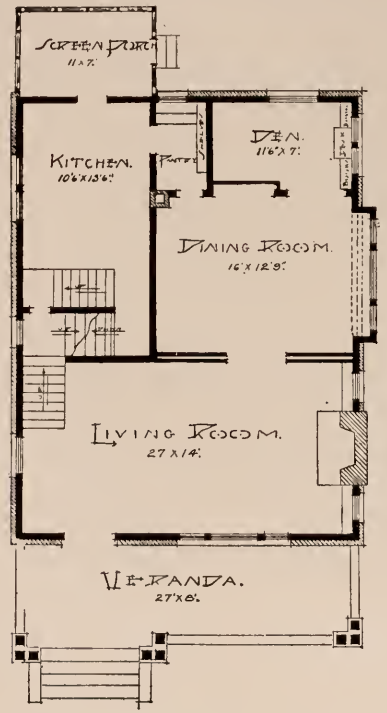
Anyone contemplating building a full 2-story house could not go wrong on selecting this plan.

The first floor contains a long living room, clear across the front of the house; a spacious dining room with beam ceiling and built-in buffet. A den also opens off from the dining room, in which there is built-in writing desk and built-in bookcases. Between the dining room and kitchen is a butler's pantry.

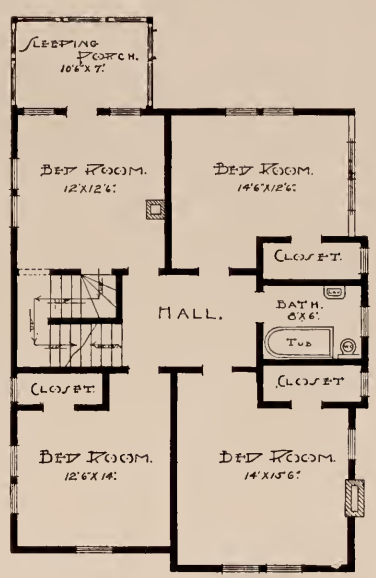
Kitchen is of convenient size. There is an entrance to the basement from the kitchen, and there is also an outside grade entrance to the basement.

The second floor contains four large bed rooms, each with a good, large closet, and there is also an elegant sleeping porch.

The house is veneered of white stone up to the second story.



FIRST FLOOR PLAN NO. 427



SECOND FLOOR PLAN NO. 427.

First and Second Floor Plan of No. 427

PLAN No. 428—Cost $4,375 to $4,700.

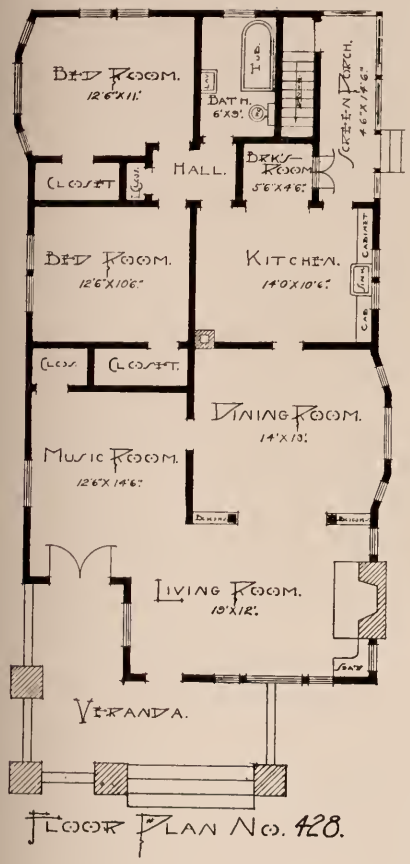
A 6-room Bungalow that can be built on a 50-foot lot and have room for driveway on one side.

The rooms are all very large, with plenty of windows to give them ventilation. This is a very attractive Bungalow; has large cut stone piers and banisters in front, with large, screened-in back porch; stairway to the basement going down from the back porch.

We would like to call special attention to the breakfast room, which has two French windows, which makes it very attractive.

Each bed room has a large closet, with a linen closet in the hall.

COMPLETE PLANS AND SPECIFICATIONS, AS SHOWN OR REVERSED, $10.00

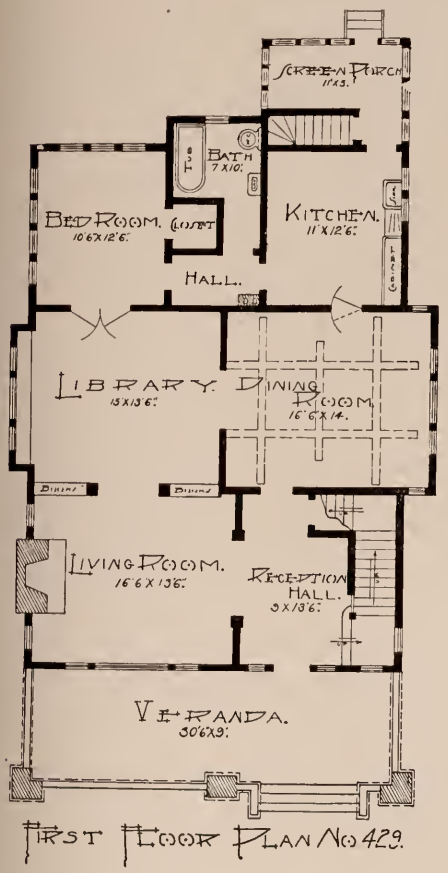


FLOOR PLAN No. 428.

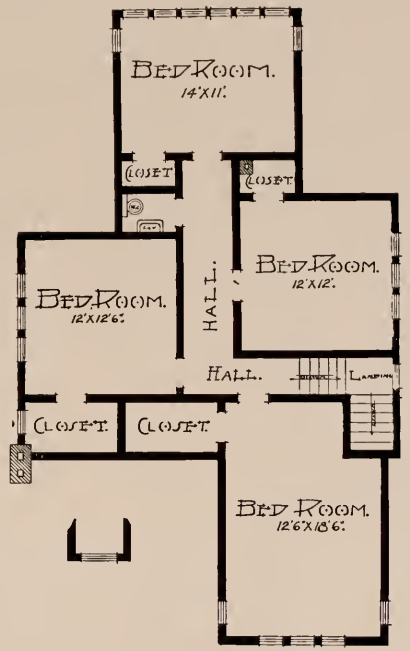
Dining Room, Living Room and Music Room Plan No. 428

PLAN No. 429—Cost $7,030 to $7,500.

This two story house contains nine full rooms exclusive of the reception hall.
On the first floor is the living room, dining room, library, kitchen and one bed room.
Dining room has beam ceiling and the kitchen has built-in cupboards, etc.
The second floor contains four good sized bed rooms, each one having a large closet.
Many people say this is the smallest big house they ever saw and it will be found very comfortable for a large family, as the rooms are of moderate size and the arrangements extremely convenient.



FIRST FLOOR PLAN No 429.

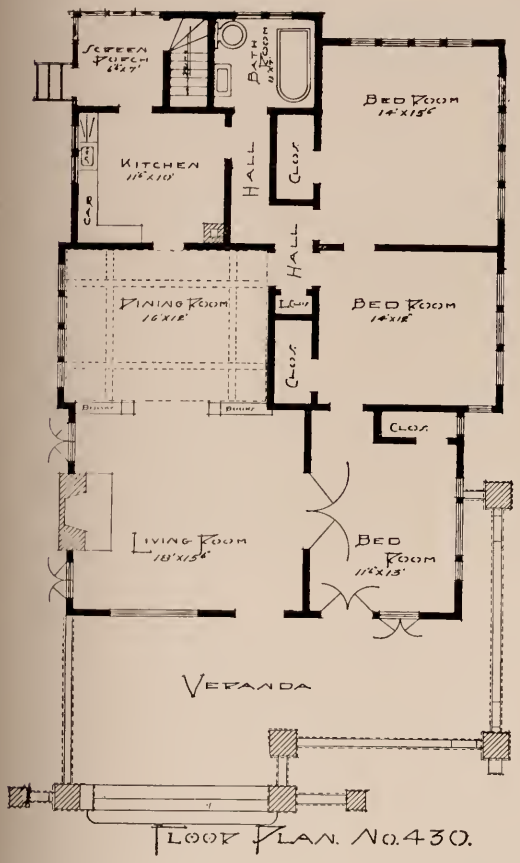


SECOND FLOOR PLAN
No 429.

First and Second Floor Plan of No. 429

PLAN No. 430—Cost $4,375 to $4,850.

This has perhaps been one of the most popular designs that we have ever produced. The porch runs the entire width of the house and in some places is 14 feet wide. The living room is large and the dining room is also of good size. It contains beam ceiling and paneling under plate rail. There are three large bed rooms which are all connected. The front bed room can be used as a den or music room, and as there are large French doors between it and the living room, these can be thrown open, making the house very convenient for parties, receptions, etc. The kitchen has built-in cabinets, drain board, etc. There are several large closets, as well as linen closet. The back porch is screened in. House has large basement, which is reached from the back porch.



FLOOR PLAN. NO. 430.

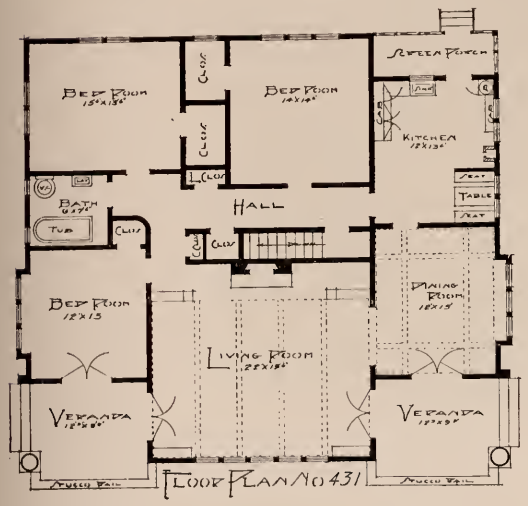
Living Room of Plan No. 430

PLAN No. 431—Cost $5,470 to $5,875.

This unique Bungalow has been built with a great deal of success in various parts of the country.

A pleasing feature of the house is the living room in the center and the two verandas on each side of the living room.

The house has several built-in features, contains three large bed rooms, every one of which has a nice closet. Another commendable feature is the hall that runs almost through the entire center. There is a screened-in porch and a cozy pullman breakfast alcove—bath room with tile floor. The front porches have concrete floor with stucco columns and rails.



Living Room, Dining Room and Den Plan No. 430

PLAN No. 432—Cost $4,375 to $4,850.

This attractive 7-room Bungalow has been built with a great deal of success and we are having good reports from practically every part of the country.

The living room is large—one of the features being the fireplace in front.

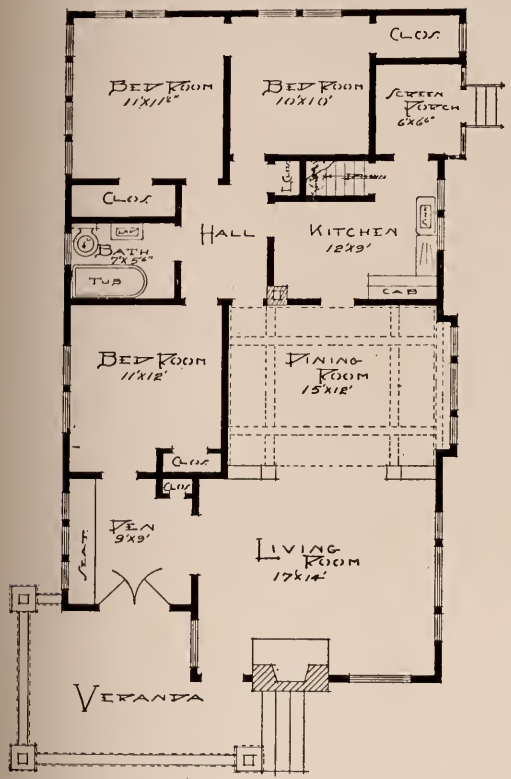
There is a nice den which has a little coat closet as well as built-in seat.

There are three good sized bed rooms, each having a nice closet.

The kitchen is conveniently located and has built-in cabinet, drain-board, etc. The entrance to the basement is from the kitchen—back porch is screened in.

The porch is of cement and has white stone columns—the chimney also being of white stone.

COMPLETE PLANS AND SPECIFICATIONS, AS SHOWN OR REVERSED, $10.00



FLOOR PLAN NO 432.

Bed Room Plan No. 430

PLAN No. 433—Cost $3,905 to $4,375.

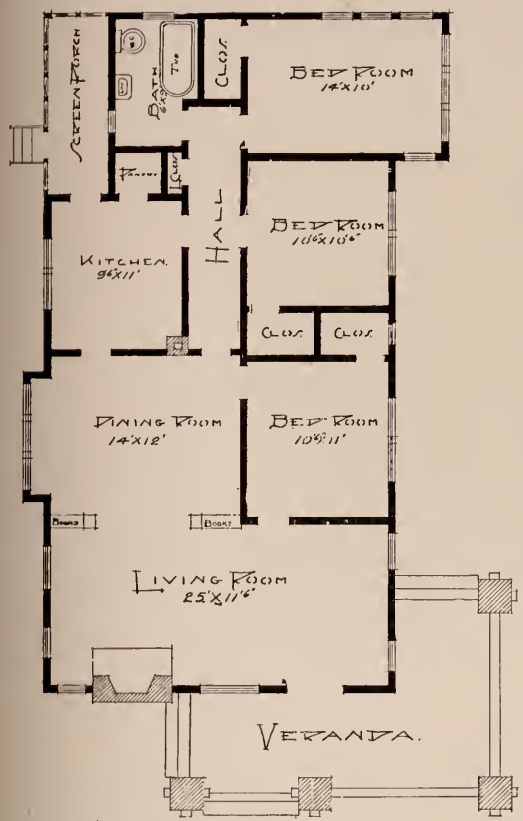
This plan will appeal to those looking for a long living room, as the living room runs clear across the front of the house.

There are three nice bed rooms with plenty of windows.

Dining room has beam ceiling and there is a large kitchen with a nice pantry, also screened-in back porch.

There is a closet in each bed room and a linen closet in the hall. Bookcases are built in between the dining room and living room.

Front porch is of concrete and porch pillars are of stone.

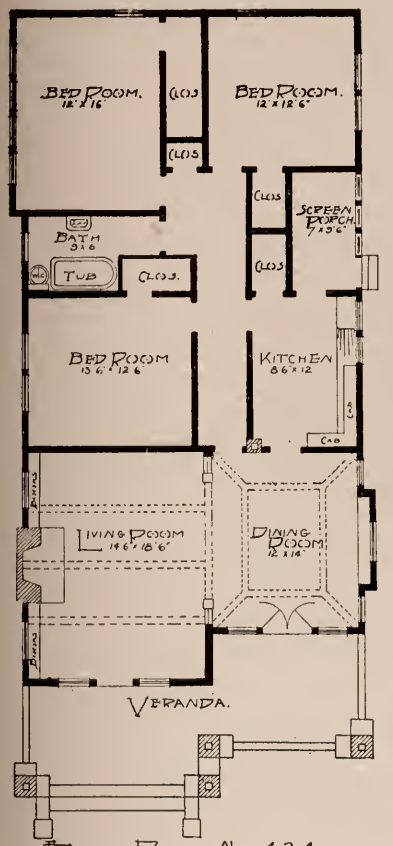


FLOOR PLAN NO 433

Living Room Plan No. 422

PLAN No. 434—Cost $3,905 to $4,250.

The porch of this six-room Bungalow is striking—the large brick pillars setting it off to good advantage. The house contains three large bed rooms, each has nice large closets. The kitchen has built-in kitchen cabinet, drain-boards, etc. Both the living room and dining room have beam ceiling. Living room has built-in bookcases on each side of mantel. This house has been built many times and has always proven popular.



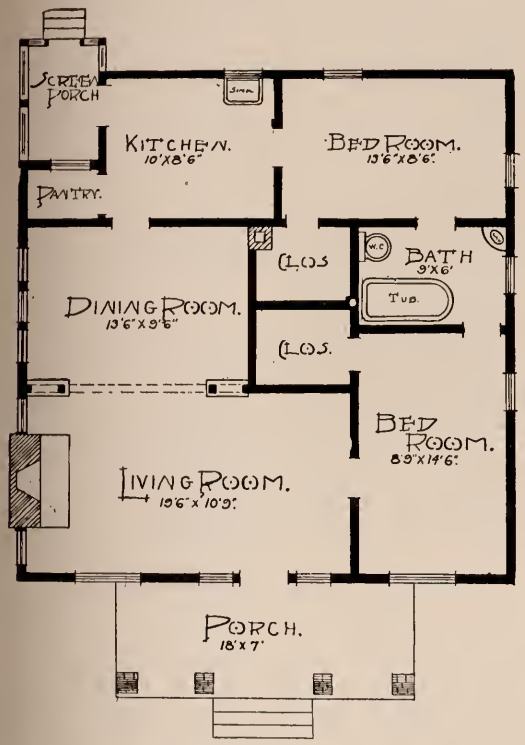
FLOOR PLAN No. 434.

Bed Room Plan No. 422

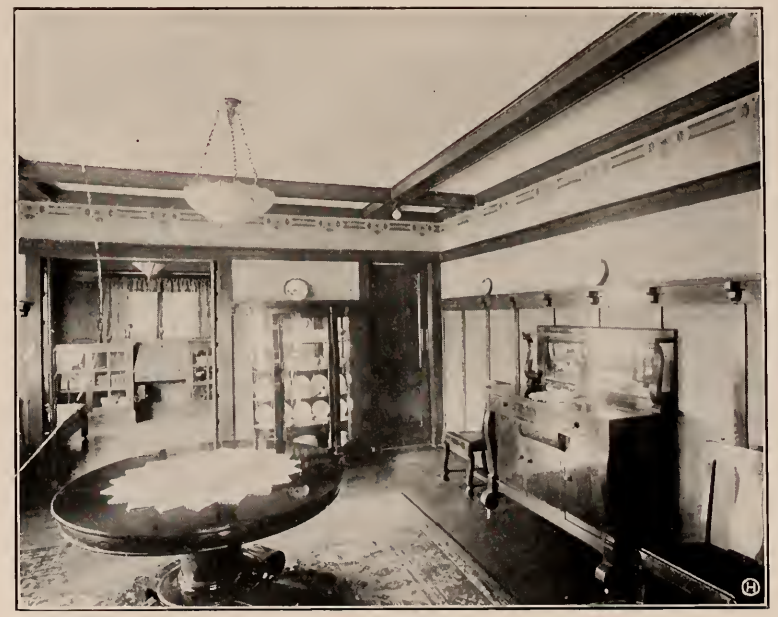
PLAN No. 435—Cost $2,655 to $3,125.

This Bungalow has five rooms, all conveniently arranged. The bed rooms are both medium size and have large closets; the bath room is between the two bed rooms, a feature that many people like. The living room is of fair size.

Dining room and living room have beam ceilings and panelling under plate rail. Kitchen is conveniently situated and has nice pantry.



FLOOR PLAN NO. 435.



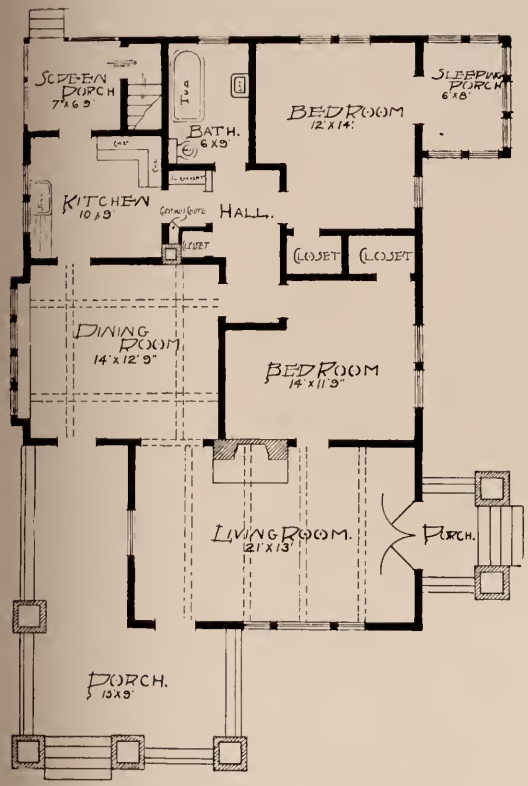
Dining Room and Den Plan No. 443

PLAN No. 436—Cost $4,375 to $4,850.

A pretty little home somewhat different from the usual run of houses. It has a broad effect, yet not too wide for a small lot.

The porch is supported by large brick piers. The exterior walls are covered with siding and the roof is covered with shingles.

The rooms are large, well lighted and ventilated and are exceptionally well arranged.



FLOOR PLAN NO. 436.

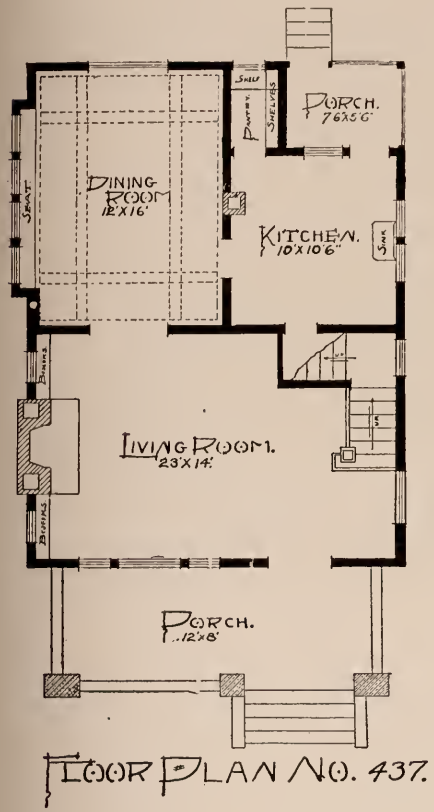
Back Bed Room Plan No. 445

PLAN No. 437—Cost $3,905 to $4,375.

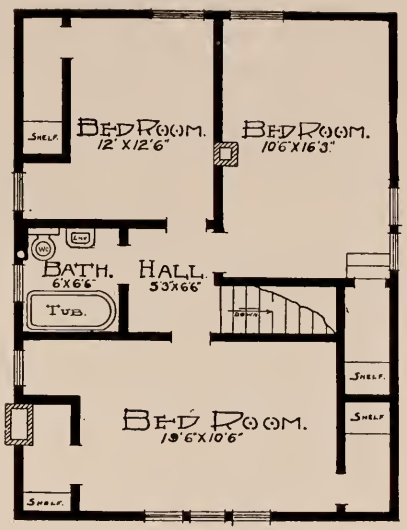
For the family wanting a 6-room, two story house, this plan would be ideal.

The living room extends across the front of the house. The dining room has beam ceiling and is spacious and attractive. The kitchen is also of moderate size and has pantry with built-in shelves. Porch is also screened in.

There are three nice bed rooms on the second floor—the front bed room for the owner is a delightful one. It is 19½ feet long and has two nice large closets. The back bed rooms also have good sized closets. Taken altogether it is an ideal plan.



FLOOR PLAN NO. 437.



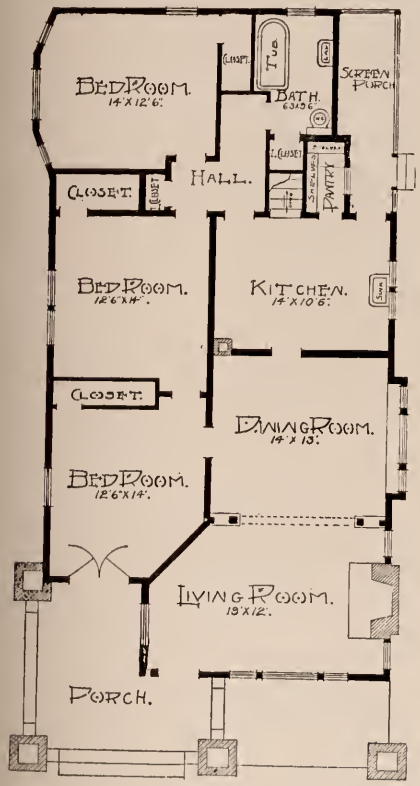
SECOND FLOOR PLAN NO. 437.

First and Second Floor Plan No. 437

PLAN No. 438—Cost $3,905 to $4,545.

Another good sensible plan for a six-room Bungalow, contains good sized living room, dining room with beam ceiling and kitchen; three fine bed rooms, each having good closet.

There is also a nice basement under the house. The back porch is screened in. The front porch is large and spacious.



FLOOR PLAN NO. 438.

Buffet of Plan No. 404

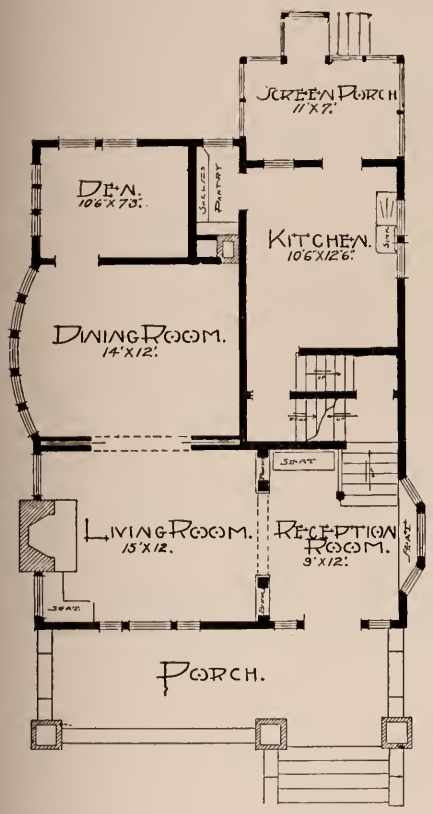
PLAN No. 439—Cost $7,030 to $7,655.

The careful inspection of these plans will show many desirable and unusual features.

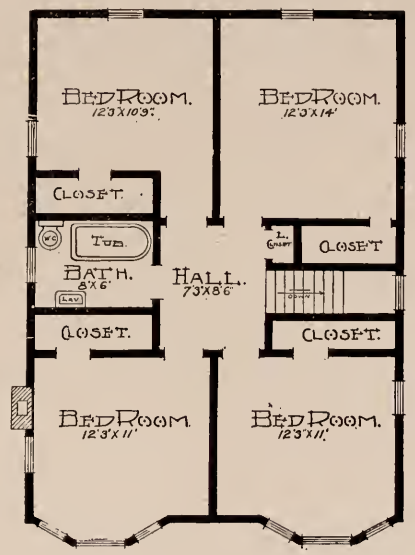
Entering the reception room from the cement floor porch, through a handsome four-foot oak door, you are impressed at once with the pleasing and somewhat spacious ensemble that meets your eyes. The stairs lead to a quarter landing about four feet above the floor with a slight projecting bay window and window seat upon the right hand side, and the low chest seat upon the left of the reception room, turning your eyes toward the living room with its gas fireplace and cozy corner seat, you certainly behold a beautiful scene.

The sliding doors of the dining room are run back through their pockets, making a broad opening eight feet in width and you get a fine view of the dining room, lighted by five windows arranged in a pleasing curve, and through a four-foot opening at the end of a handsome buffet you look into a den and see two built-in bookcases with glass doors; in the center is a built-in writing desk, three small casement windows are above them.

Kitchen is provided with cupboards, the back stairs leading up from the kitchen to the landing of the front stairs.



FLOOR PLAN NO. 439



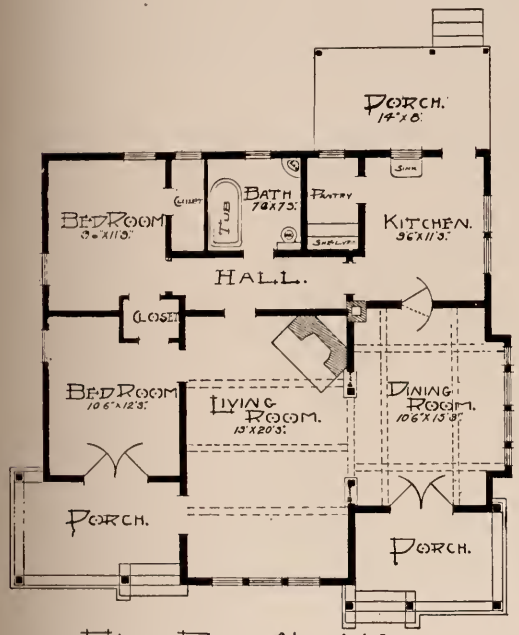
SECOND FLOOR PLAN NO. 439.

First and Second Floor Plan of No. 439

PLAN No. 440—Cost $3,125 to $3,905.

This is another attractive inexpensive Bungalow of five rooms. It has two porches in the front, the living room being in the front center of the house.

There are two medium size bed rooms; kitchen has a nice pantry and dining room has beam ceiling. The back porch is large and screened in.



FLOOR PLAN NO. 440.

View showing Living Room, Dining Room and Bed Room of Plan No. 415

PLAN No. 441—Cost $5,935 to $6,655.

Many people prefer two-story houses because they desire the sleeping rooms on the second floor. Here is a plan that should fill every need in that line.

There are three large bed rooms upstairs and sleeping porch or sun room, which is of fair size.

Down stairs there is a large living room and den in which is a fine fireplace.

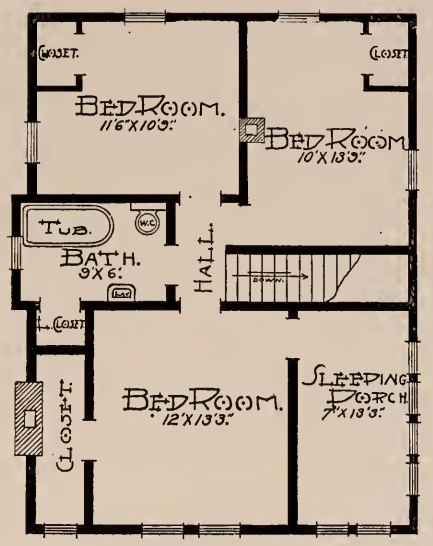
The dining room is large and has a built-in buffet.

Kitchen is also of convenient size and there is also a nice pantry. Back porch is screened in.

There are two sets of stairs to the first landing, one coming from the kitchen and the other from the living room.

COMPLETE PLANS AND SPECIFICATIONS, AS SHOWN OR REVERSED, $10.00

FLOOR PLAN NO. 441.

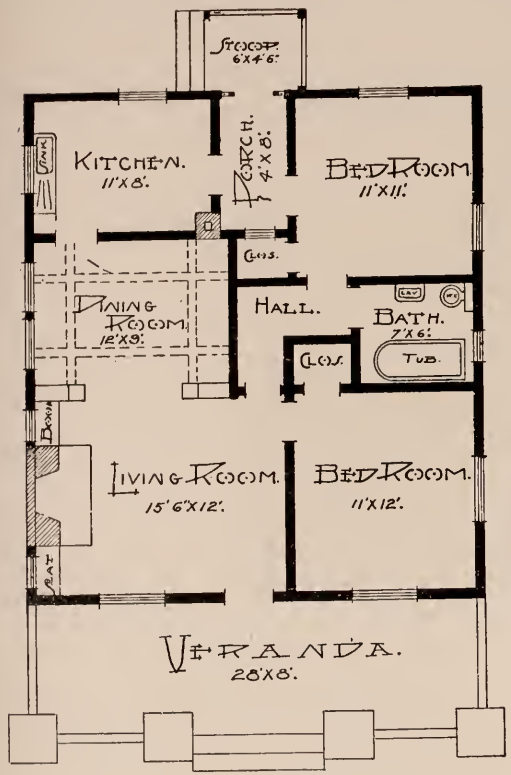


SECOND FLOOR PLAN NO. 441.

First and Second Floor of Plan No. 441

PLAN No. 442—Cost $2,350 to $2,655.

This plan especially appeals to anyone wanting a small 5-room Bungalow.
It has two nice bed rooms, as well as living room, dining room with beam ceiling, and kitchen.
There is a large front porch to this little house and it also has a screened-in back porch.



FLOOR PLAN NO. 442.

Buffet Plan No. 422

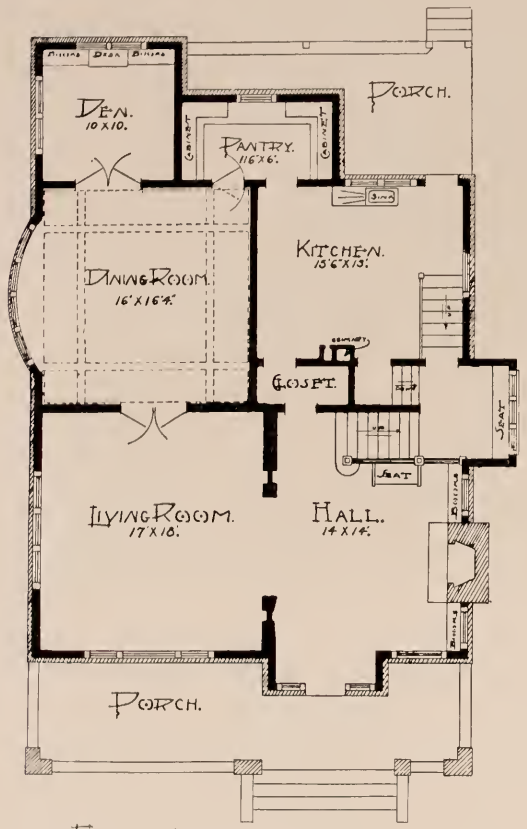
PLAN No. 443—Cost $10,155 to $11,325.

There is a large veranda going the entire length of the front of the house. The house is built of brick to the second story.

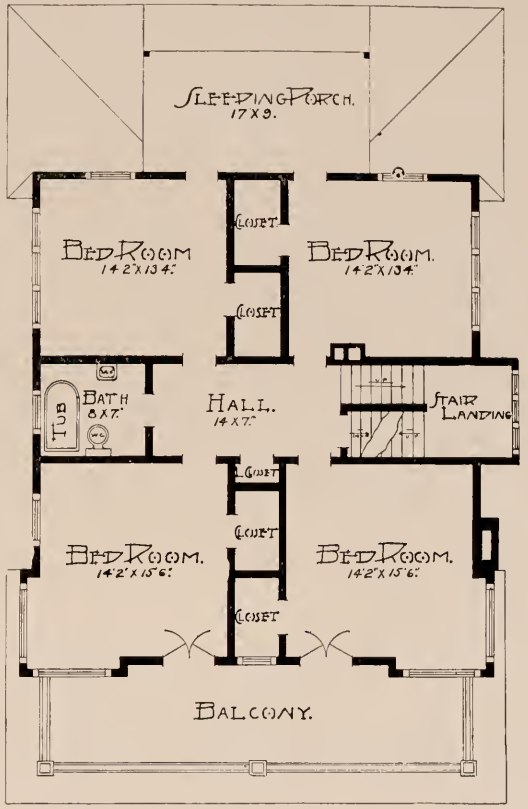
When one enters this house he is struck with the elegance and pleasant arrangement of the same. In the hall is a large fireplace with built-in bookcases on each side; from this hall the stairway goes to the second floor. The living room is large as well as the dining room, the latter having beam ceiling. There is a den that opens off from the dining room which has built-in bookcases and built-in writing desk.

To reach the dining room from the kitchen one must pass through the butler's pantry, which has built-in cabinet, convenient work tables, etc. There is a private stairway from the kitchen to the landing between the first and second floors. The upstairs has a nice hall from which four bed rooms are reached; all bed rooms having convenient closets. There is also a nice sleeping porch on the second floor. There are two French doors that open out from the front bed room on the balcony.

COMPLETE PLANS AND SPECIFICATIONS, AS SHOWN OR REVERSED, $25.00



FLOOR PLAN NO. 443.



SECOND FLOOR PLAN NO. 443.

First and Second Floor of Plan No. 443

PLAN No. 444—Cost $4,220 to $4,530.

A six-room Bungalow with bath and a large closet in each bed room with linen closet in the hall.

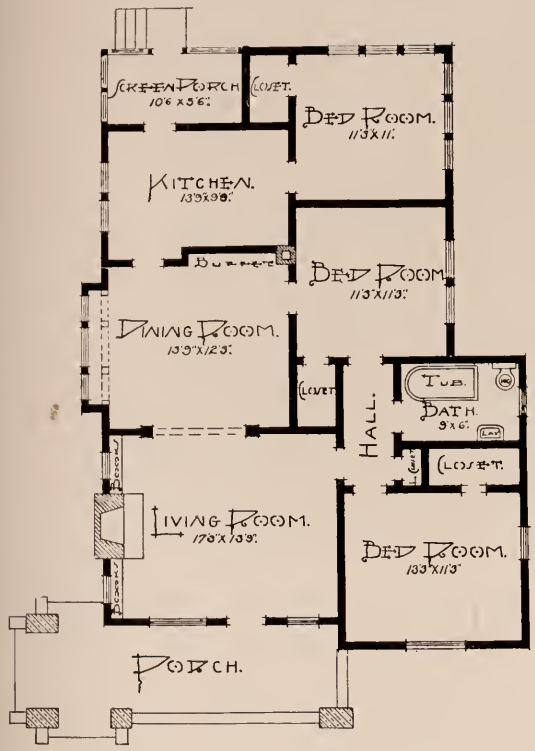
Living room and dining room are finished in oak with a built-in buffet, which makes the dining room very attractive.

The living room has a large fireplace built of cut stone.

This house can be built on a 50-foot lot, with room for a driveway on one side.

House is 30 feet wide with porch extending out which gives the house a wide and very attractive effect.

This house is built double throughout with shingles used instead of weather boarding.



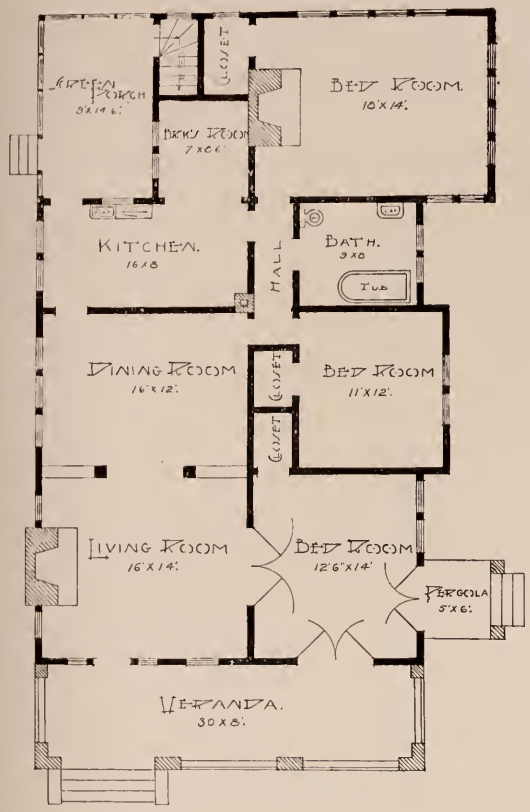
FLOOR PLAN No. 444.

Interior of Plan No. 443

PLAN No. 445—Cost $4,375 to $4,850.

The exterior of this Bungalow (the porch especially), reminds one of the Spanish Mission style of architecture.

The rooms are all cleverly arranged. Living room and dining room being of good size. Living room has mantel. Dining room has beam ceiling, panelling on the plate rail. The back bed room is intended for the owner and also contains an elegant white fireplace. Kitchen has the usual built-in features. There is also a little breakfast room opening off the kitchen which has built-in tables and seats. Front bed room has French windows leading out on the Veranda as well as French windows leading out on the Pergola.



FLOOR PLAN NO. 445.

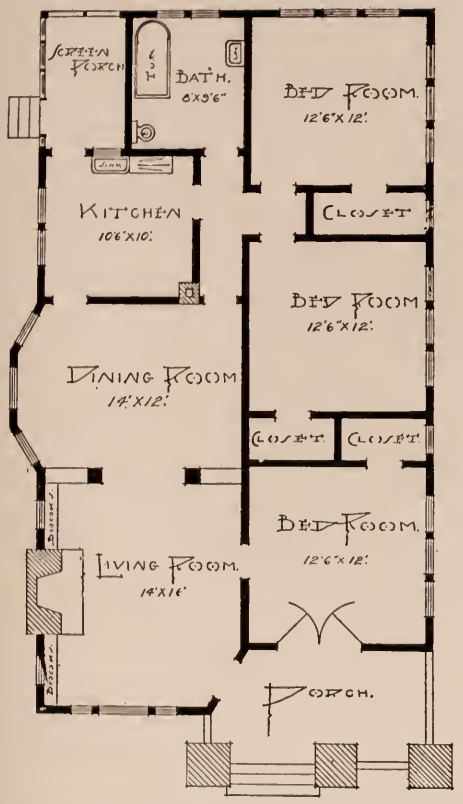
Living Room and Dining Room Plan No. 445

PLAN No. 446—Cost $3,125 to $3,565.

This is a typical California Bungalow and contains several of the features that have made this style of home-architecture popular.

The use of white stone and brick coping gives a beautiful effect which, together with the extended eaves and the clever treatment of windows, results in an exterior that is at once striking and artistic.

The rooms are all good size. There are three bed rooms, nice dining room, living room and kitchen which has built-in cupboards, etc.



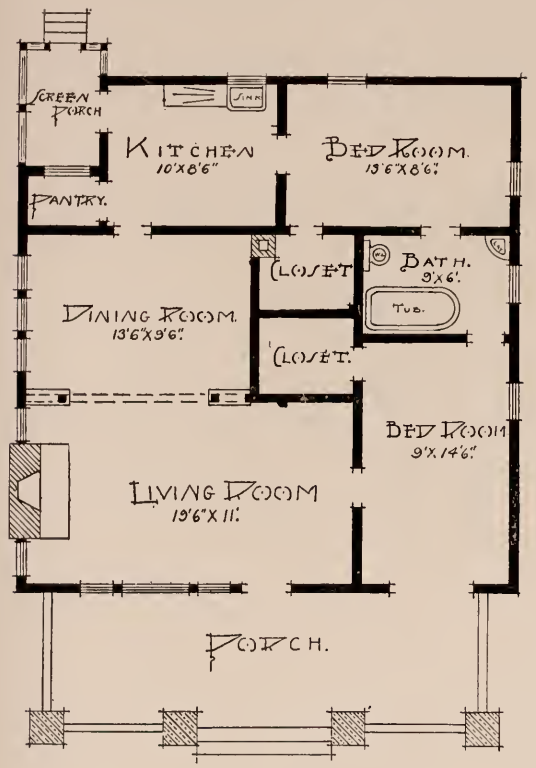
FLOOR PLAN No 446.

Buffet Plan No. 455

PLAN No. 447—Cost $2,815 to $3,280.

Here is a 5-room Bungalow that has won much favor wherever built.

It contains a fair sized living room and a cozy dining room. There are two bed rooms with a bath between; the closets are also exceptionally large. Kitchen is a fair size and there is a nice pantry and screened-in back porch. The porch pillars, as well as chimney are of white stone; also mantel in the living room is of white stone. This makes a decidedly attractive home for a small family.

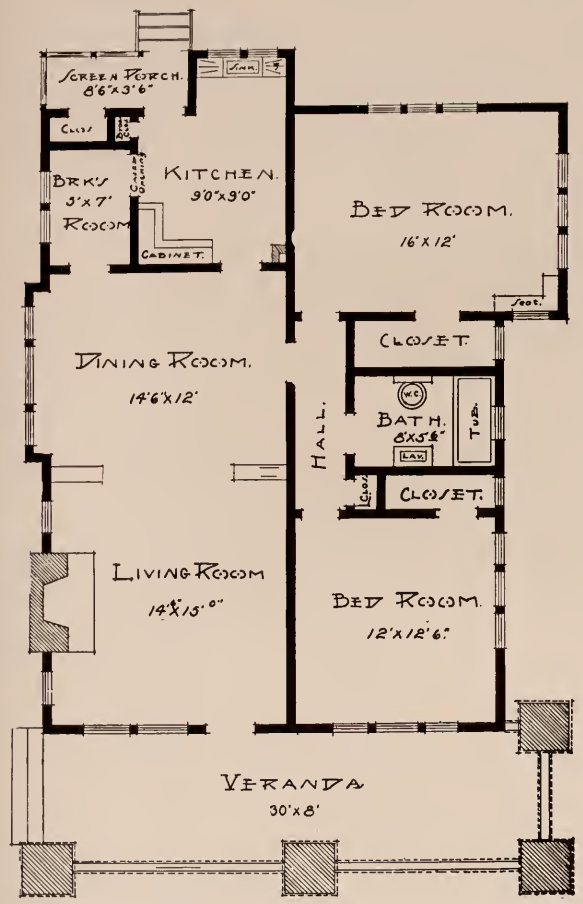


FLOOR PLAN NUMBER 447

Bed Room of Plan No. 453

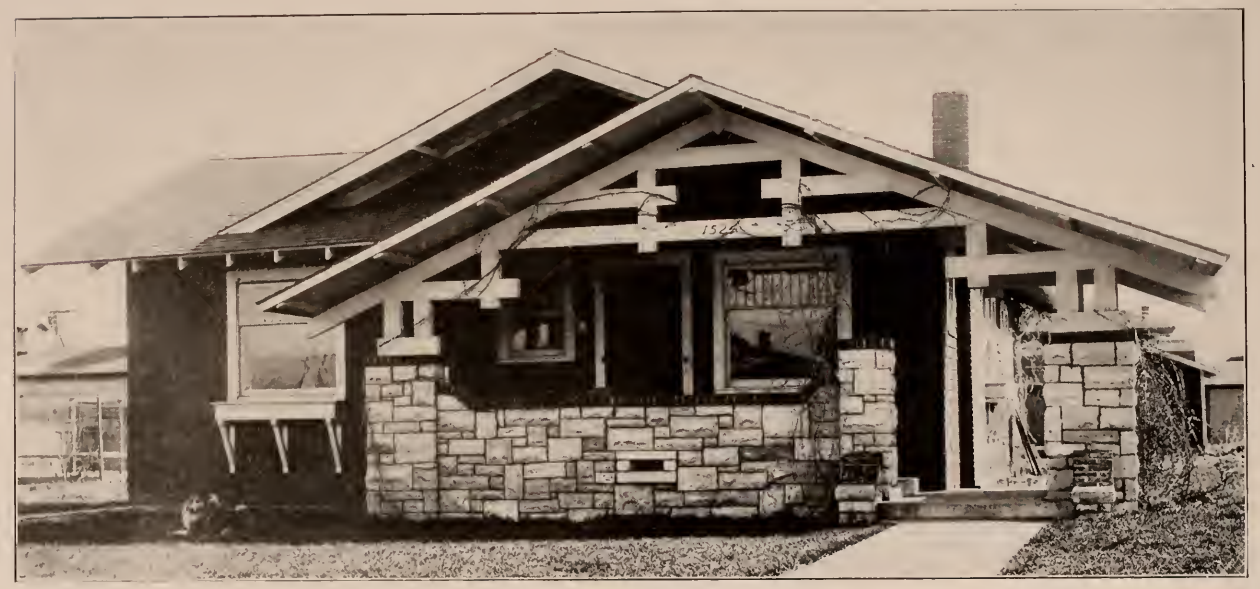
PLAN No. 448—Cost $3,905 to $4,530.

This is another five-room plan which has proven very popular. There is a medium sized living-room and dining-room, two bed-rooms, nice kitchen with built-in features. There is also a nice breakfast-room opening into both dining-room and kitchen. Front porch extends clear across the front of the house. However, only about half of it is covered. Especial attention is called to the massive brick work.



FLOOR PLAN NO. 448.

Breakfast Room of Plan No. 407

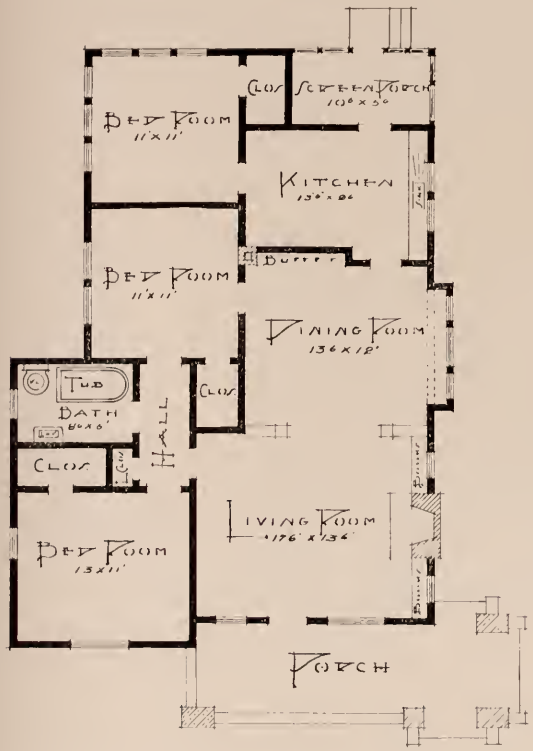


PLAN No. 449—Cost $3,905 to $4,280.

This Bungalow with its white stone porch and brick trimmings makes a striking appearance.

It has six rooms of which three are bed rooms, each with a nice closet. Dining room has built-in buffet and beam ceiling. Living room has nice mantel and built-in bookcase.

The house has been very popular wherever built.



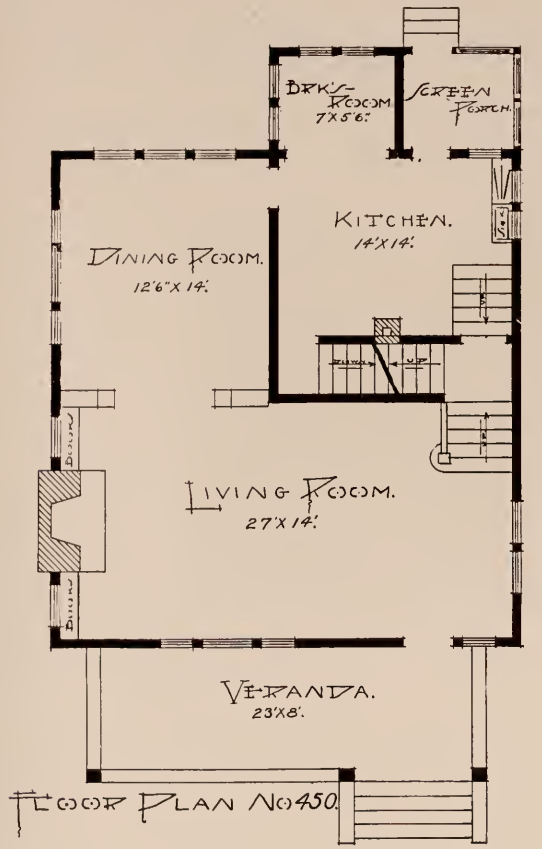
FLOOR PLAN NO 449.

Dining Room showing built-in Buffet of Plan No. 453

PLAN No. 450—Cost $5,000 to $5,625.

This is a very attractive and economical house, as you will notice there is no waste space—the closets coming under the roof takes up practically all of the attic space on the second floor.

We want to call special attention to the living room, being 27x14 feet with a large built-in brick mantel with bookcases on either side.



First and Second Floor Plan of No. 450

PLAN No. 451—Cost $3,905 to $4,280.

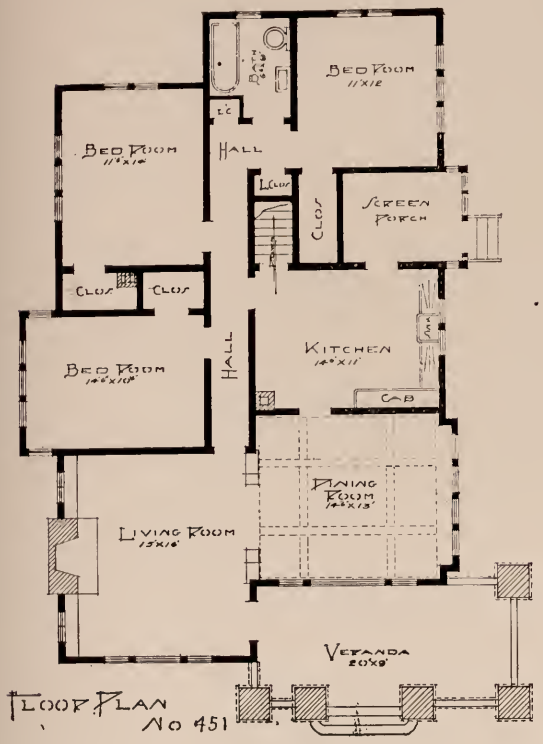
This pleasing six-room Bungalow has made a decided hit wherever it has been constructed.

The living room and dining room are in front, the dining room having a large plate glass front window with casement windows on each side.

The kitchen has built-in kitchen cabinet, drain-boards on each side of sink.

The bed rooms are good size and have lots of windows. Each bed room also has a nice closet; the bath room is conveniently arranged and one of the nice features of the house is the long hall from which practically any room in the house can be reached without passing through another room.

Entrance to the basement is through the kitchen. The porch is screened in.



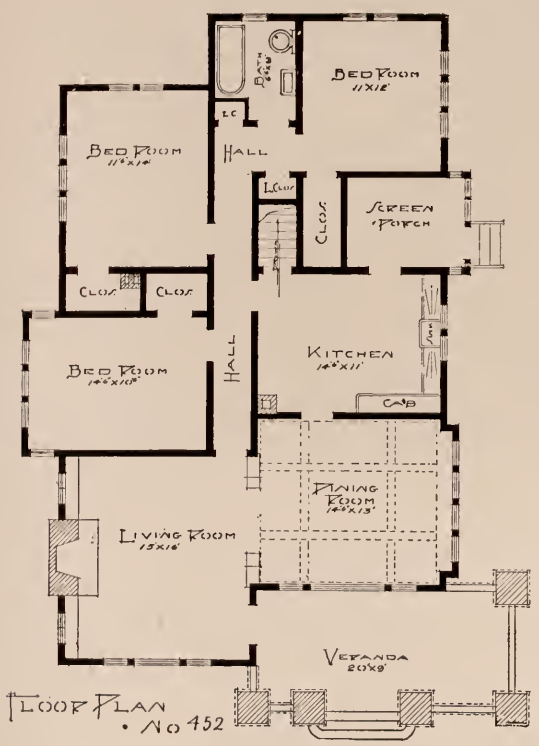
Sleeping Room Plan No. 402

PLAN No. 452—Cost $3,905 to $4,700.

A snappy design with clear cut lines and details. The exterior is covered with siding and the roof may be either shingles or composition.

The bath room is very conveniently located.

Large closets and plenty of windows are planned for.



FLOOR PLAN
• No 452

Living Room and Dining Room, Flower Conservatory to right Plan No. 401

PLAN No. 453—Cost $4,530 to $5,155.

This is one of the most complete and attractive Bungalows we have ever constructed. It has been built many times in the central and western states and is becoming very popular in the eastern and northern states as well.

This Bungalow can be built on a 50-foot lot, the pergola being built over the driveway which gives it a wide and attractive effect. On the roof shingles are used.

There is a cement floor in the front porch connecting with the driveway.

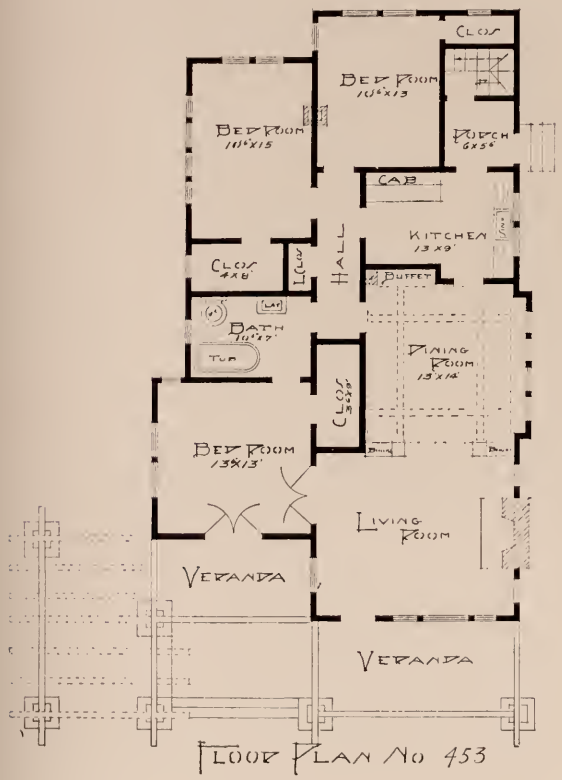
The living room and dining room are finished in oak.

It has a large brick mantel and colonnade with built-in bookcases.

The kitchen has all the built-in features that are required to make a kitchen convenient and to save many steps for the housekeeper.

The bed rooms are all very large and airy, each having a closet—two of the closets having windows in them.

Each room, except the living room, is connected with the hall leading to the bath room.



FLOOR PLAN NO 453

Living Room and Dining Room Plan No. 453

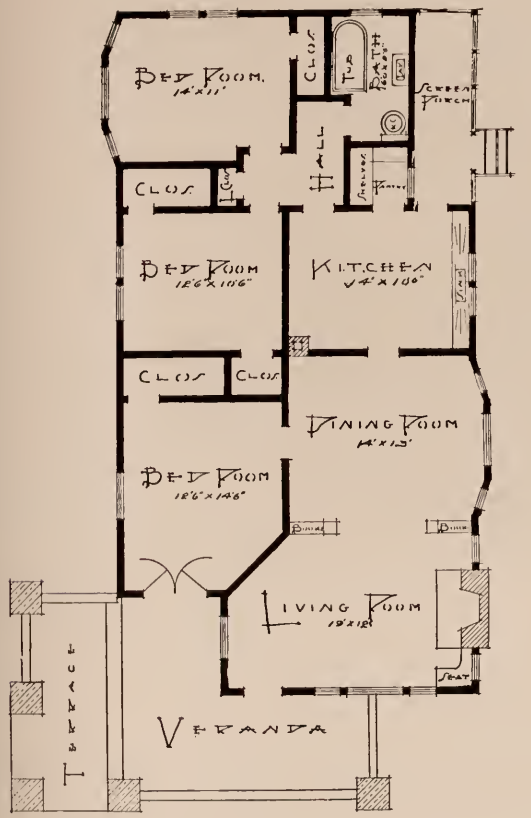
PLAN No. 454—Cost $4,250 to $4,700.

The Bungalow here illustrated is another striking design. The porch pillars are of white stone.

The pergola off the porch also receives favorable comment from all who see it. The house contains six rooms conveniently arranged.

The bed rooms have large closets.

There are built-in features, such as built-in bookcases, cabinets, etc. There is also a large pantry. Back porch is screened in.

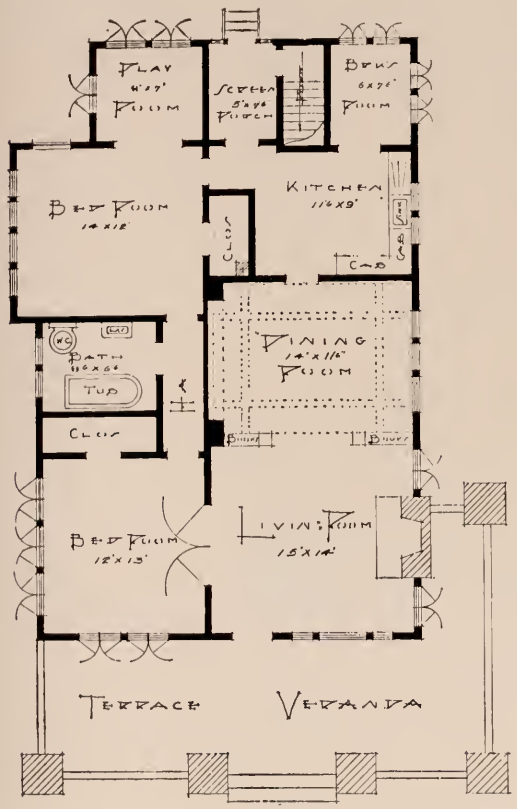


FLOOR PLAN NO. 454

Kitchen Cabinet of Plan No. 416

PLAN No. 455—Cost $3,905 to $4,375.

This attractive five-room Bungalow has become very popular. The veranda is large and wide, and extends back to the chimney on one side of the house. One feature of this house is the many casement windows it contains. There is a colonnade between the dining room and living room; front bed room and living room are separated by French doors. The kitchen is conveniently located and there is a nice breakfast room leading from the kitchen. The back bed room leads into a play room or sleeping room for children. This house also contains lots of windows so that plenty of ventilation can be had. There is also a basement to this Bungalow.



FLOOR PLAN NO 455.

Bed Room and Children's Room Plan No. 455

PLAN No. 456—Cost $5,000 to $5,470.

We have here a very attractive two-story house, which contains large living room across the front of the house, nice dining room with beam ceiling, built-in window seat, etc.

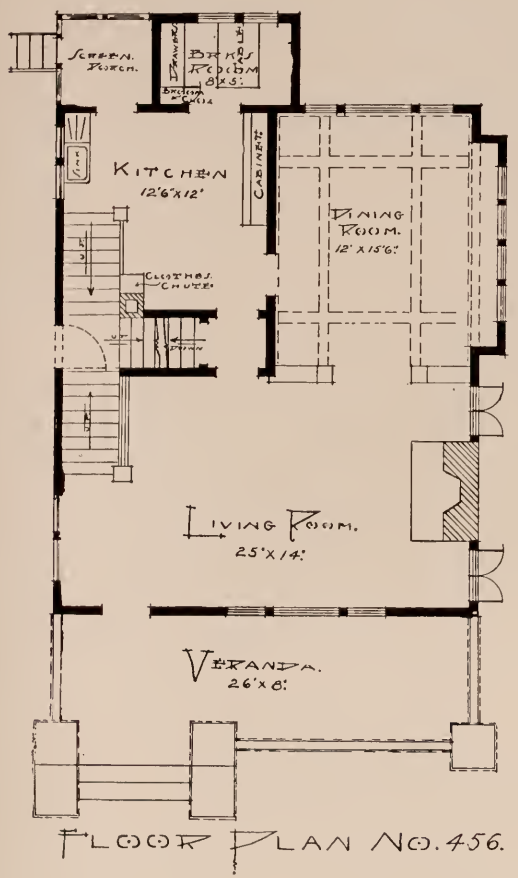
Kitchen has built-in cabinets, etc. The breakfast room has built-in table and seats.

There are two sets of stairways to the first landing.

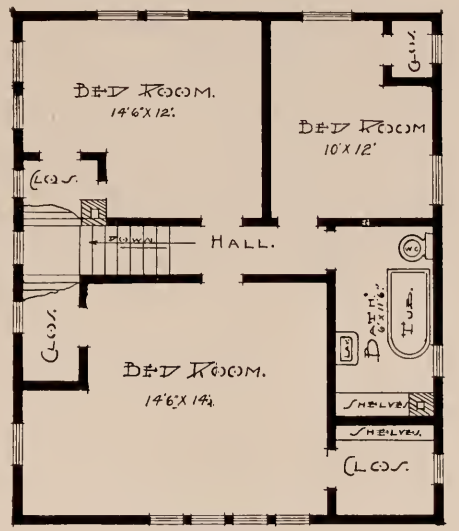
Second floor contains two large bed rooms and one smaller bed room.

Bath room is extremely large and has extra shelving for linens.

The veranda of this house is also large and spacious.



FLOOR PLAN NO. 456.

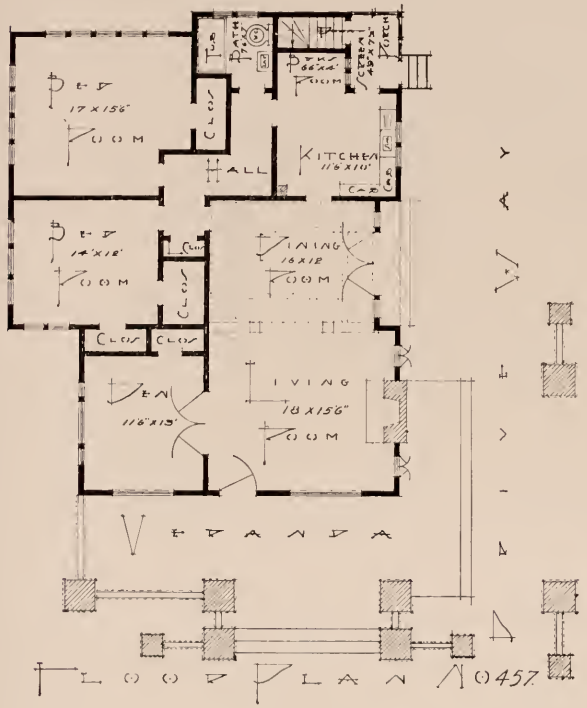


SECOND FLOOR PLAN NO 456.

First and Second Floor Plan of No. 456

PLAN No. 457—Cost $7,030 to $7,815.

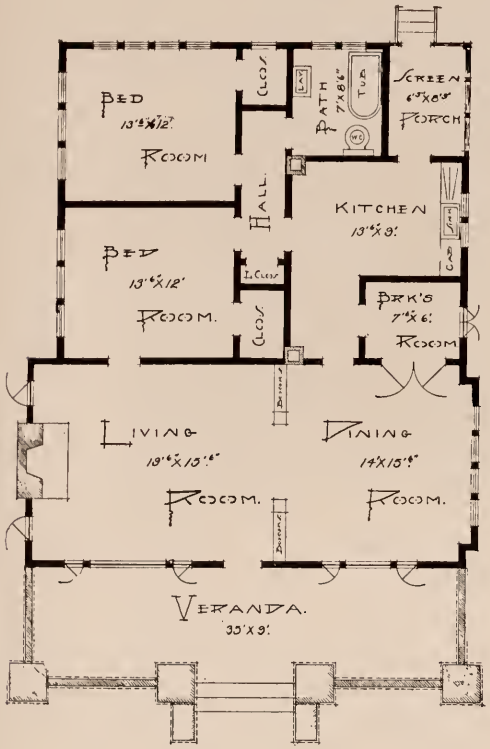
This elaborate bungalow has made a decided hit wherever it has been built. It contains a porte cochere and large wide veranda. There are six rooms, all conveniently arranged. Living room is good size—dining room has French Doors opening out on a small porch. The balance of the rooms are all of good size—the kitchen has built-in cabinets—breakfast room, etc. Special attention is called to the massive appearance of the porch piers and columns.



Living Room, Dining Room and Music Room Plan No. 457.

PLAN No. 458—Cost $4,220 to $4,850.

Here is a plan of a five-room bungalow that is a good one. Living-room and dining-room are both in the front part of the house. There is also a nice breakfast-room conveniently located between the dining-room and kitchen. There are two bed-rooms of good size—also large bath-room. Especial attention is called to the nice front porch. The porch columns are large, giving the house a massive appearance.



FLOOR PLAN NO. 458

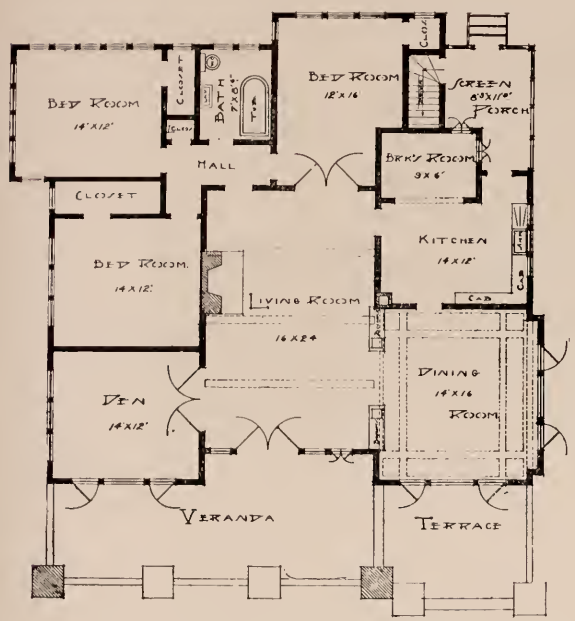
Living Room Showing Mantel Plan No. 476.

PLAN No. 459—Cost $6,250 to $7,030.

Another good plan for a large seven-room Bungalow. The interior is very similar to several other of the larger designs we have built. However, there are some features about the house that differ, and the plan has proven immensely popular.

An especially prepared roofing is used instead of shingles, which gives an opportunity for a flatter roof which adds grace and class to the Bungalow.

There is a large living-room in the center of the house, large dining-room in front, kitchen with "built-in" cabinet and breakfast-room opens right off the kitchen. There are three large bed-rooms, all having nice closets. The den, or music-room, could in an emergency, be used as a bed-room.

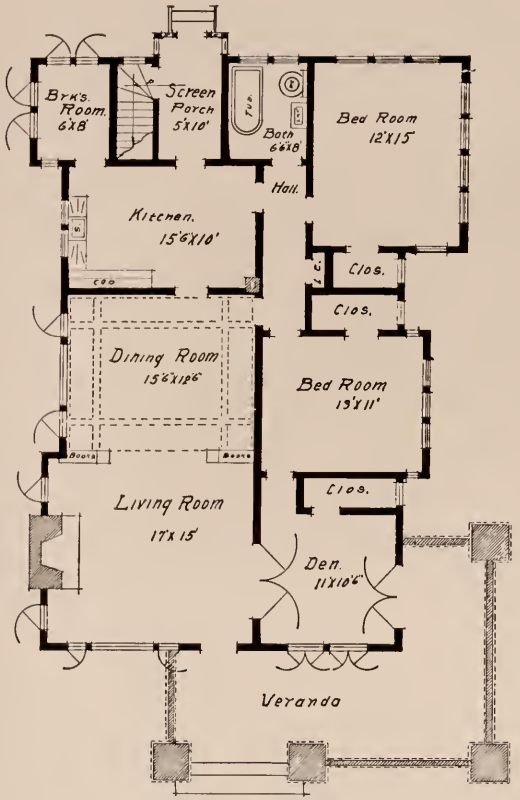


FLOOR PLAN NO. 459.

Kitchen Plan No. 457.

PLAN No. 463—Cost $4,700 to $5,000.

This is a very attractive six-room bungalow. It has a large porch extending around the side and has open gables which allow splendid ventilation. This would make an excellent plan for south or east front. The rooms are all of good size with plenty of windows to afford ample ventilation. The built-in features consist of kitchen-cabinet, colonnade with bookcases, beam ceiling and plate rail in the dining room, and a large brick mantel in the living room. It also has a built-in medicine cabinet with mirror door in the bath room. Special attention is called to the French doors leading from the living room to den and from the den out on to the front porch.

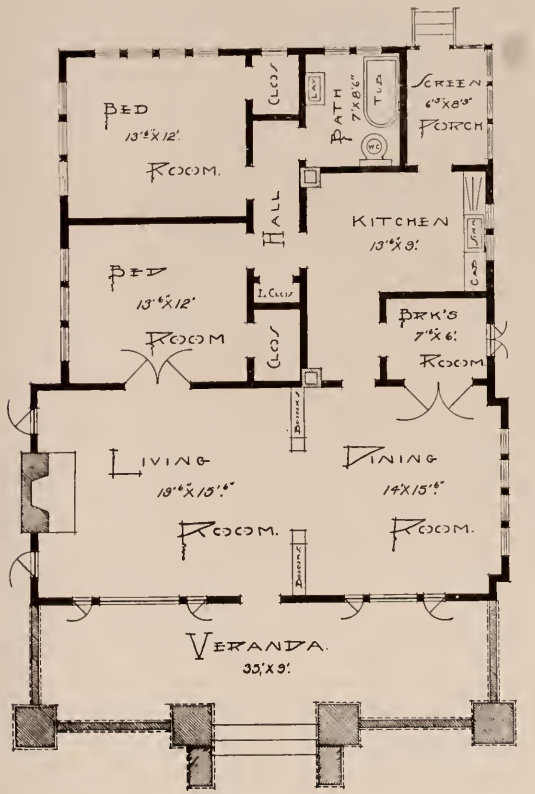


FLOOR PLAN
No. 463.

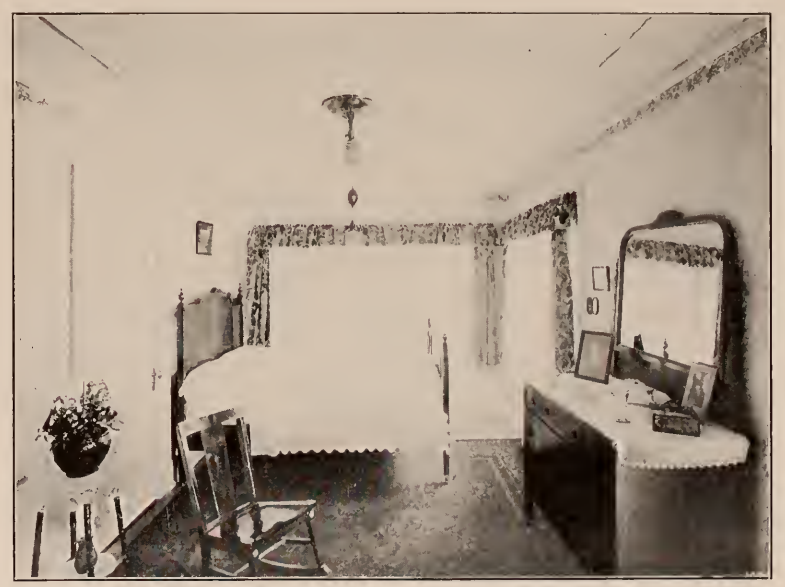
Bath Room Plan No. 476.

PLAN No. 464—Cost from $3,905 to $4,375.

This is perhaps one of the most successful five-room bungalows we have ever designed. It will be noted that the rooms are all of nice size—the living room and dining room both being in front of the house, another feature that is very commendable. The bedrooms have nice closets. The kitchen has built-in features—the breakfast room between the kitchen and dining room is handy and will save many steps for the housewife. The porch is nice and wide and extends the entire width of the house.



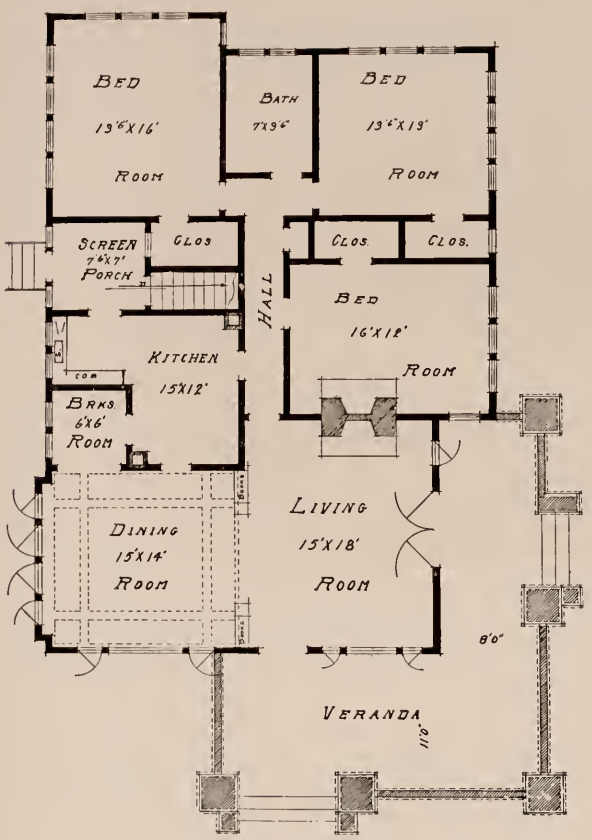
FLOOR PLAN NO. 464.



Bed Room, Plan No. 476

PLAN No. 465—Cost from $5,875 to $6,250.

Above we give another splendid six-room arrangement. The porch piers and banisters are of white stucco. The porch extends around the side of the house, which makes it very pleasant and practical. The rooms are of a good size and the arrangement has been pronounced almost perfect by many who have viewed this house. There is a nice breakfast room between the kitchen and the dining room. The kitchen is located near the center of the house which makes it especially desirable for the housekeeper that does most of her own work. This design will make a decided hit wherever it is built and if you want a nice attractive house at a medium cost, you would make no mistake by selecting this one.

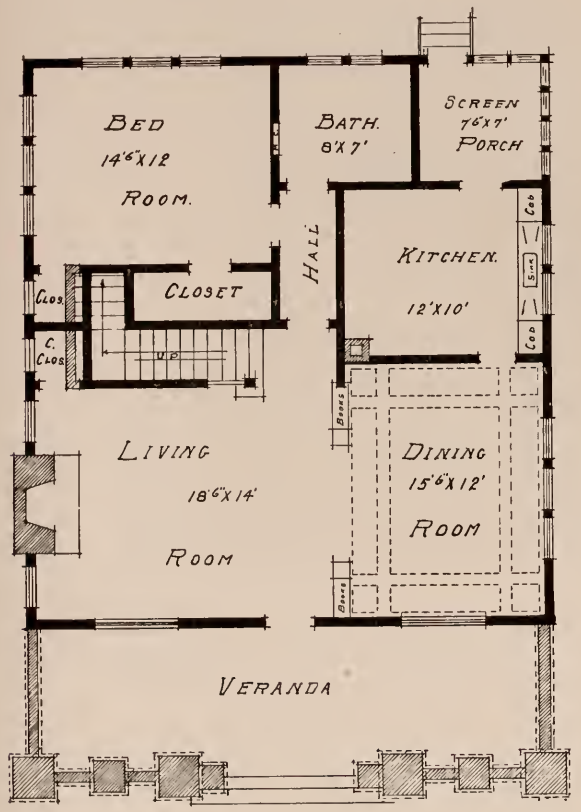


FLOOR PLAN NO. 465.

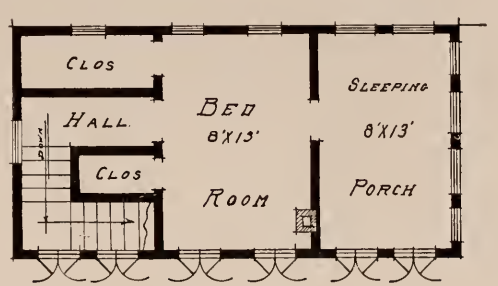
Dressing Room, Plan No. 476

PLAN No. 466—Cost from $5,000 to $5,470.

Another Swiss Chalet house is shown above. There is a porch clear across the front of the house, the center portion being roofed and a pergola with beams on each side. On the first floor is the living room, dining room, kitchen, bath and one bedroom—all conveniently arranged. On the second floor is a sleeping porch, bed room and two clothes closets. This house is especially commended for a warm climate and has been built with a great deal of success dozens of times.



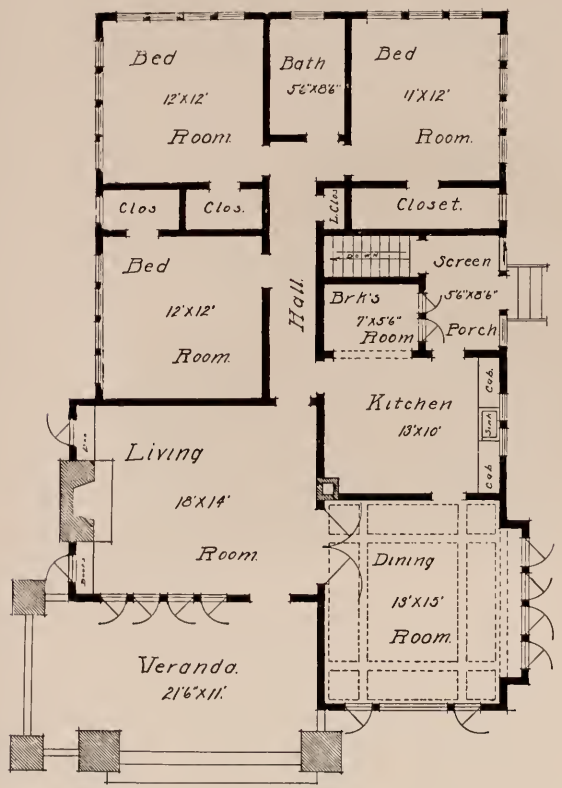
FLOOR PLAN NO. 466.



SECOND FLOOR NO. 466.

PLAN No. 467—Cost from $4,380 to $5,000.

This is an excellent six-room house for a north or east front. It has a large front porch with piers and banisters of brick—has three large bedrooms with a closet to each room, and a hall leading to the bathroom which makes each room private. The built-in features consist of a kitchen cabinet, breakfast room with built-in table and seats, dining room with beam ceiling and plate rail; living room has a brick mantel with bookcases on either side. This is a very good plan for anyone wishing to have a living room that can be shut off from the other part of the house, as it has French doors between the living room and dining room.



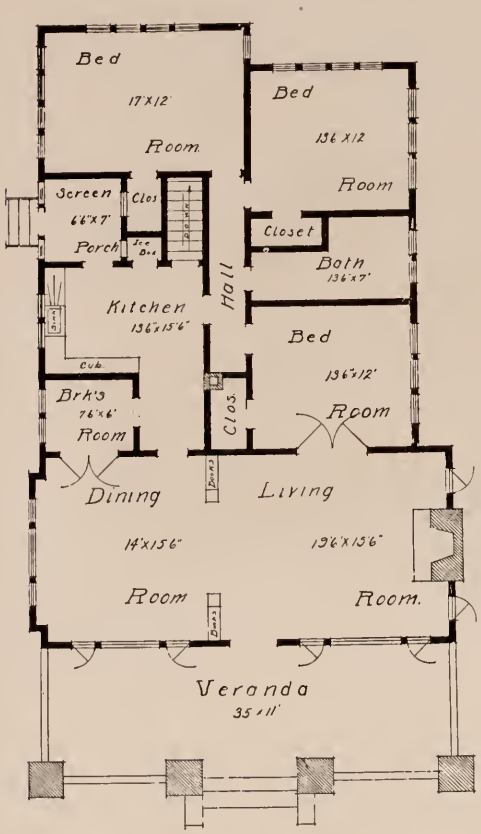
FLOOR PLAN NO. 467

Living Room, Showing Dining Room Plan No. 476.

COMPLETE PLANS AND SPECIFICATIONS, AS SHOWN OR REVERSED, $10.00

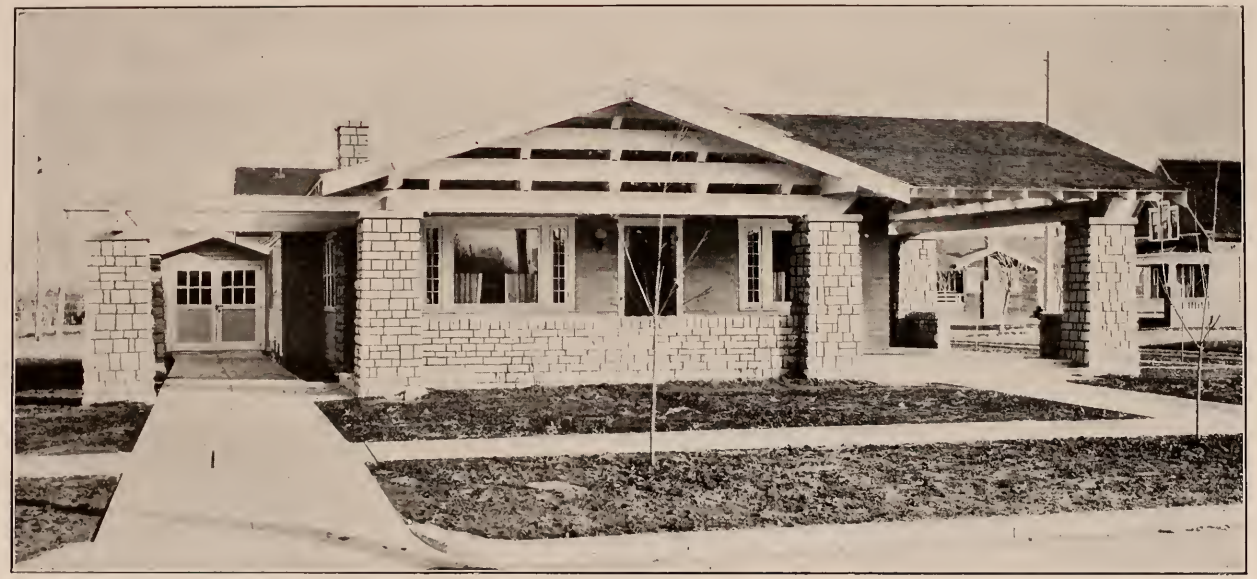
PLAN No. 468—Cost from $4,700 to $5,470.

This is another extremely popular six-room plan—the living room and dining room being in front. There are three bedrooms, all conveniently arranged, each having a nice large closet. There are French doors between the living room and front bedroom. This front bedroom can be used as a library, den or music room. The house also has a nice breakfast room with built-in furniture—kitchen has built-in kitchen cabinet. The porch extends across the front of the house and is 11 feet wide, making it especially desirable for a west front lot.



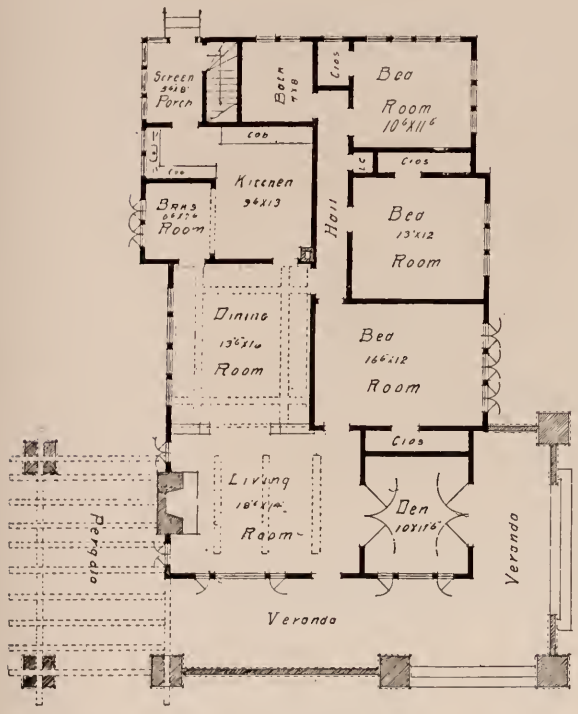
FLOOR PLAN NO. 468.

Breakfast Room Plan No. 476



PLAN No. 470—Cost from $6,875 to $7,815.

This plan consists of seven rooms, breakfast room and bath. It also contains a large basement with sufficient room for a laundry. The front porch piers and railings are constructed of cut limestone with a pergola over the driveway. This is an excellent west front plan. The breakfast room contains built-in table and seats. The living room and dining room contain several built-in features.

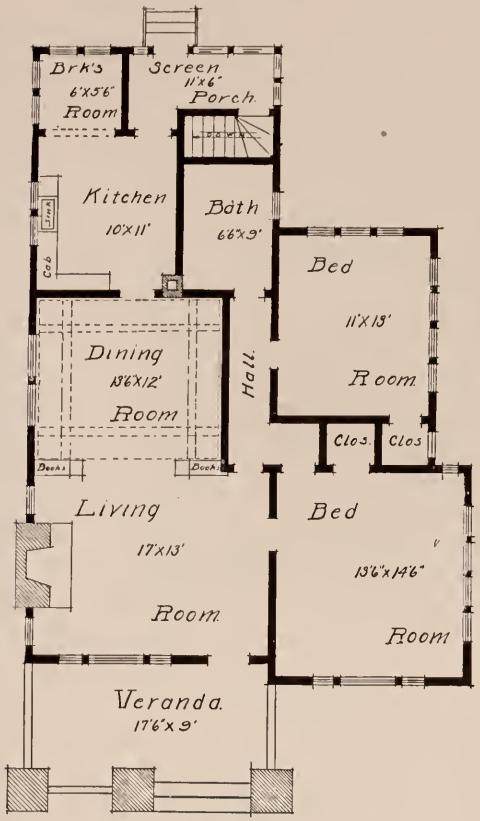


FLOOR PLAN.
No. 470.

Living Room and Dining Room of Plan No. 457

PLAN No. 471—Cost from $2,815 to $3,125.

This plan presents an excellent arrangement for five rooms. It gets away from the conventional five-room house, at the same time being sensible. There are two nice bedrooms, each having a good closet—the bath room is of good size—the living room and dining room are also of nice size. Kitchen has built-in cabinets and there is an especially attractive breakfast room with built-in table and seats. If you are expecting to build a house of small cost, we believe it would be impossible for you to get a better plan.

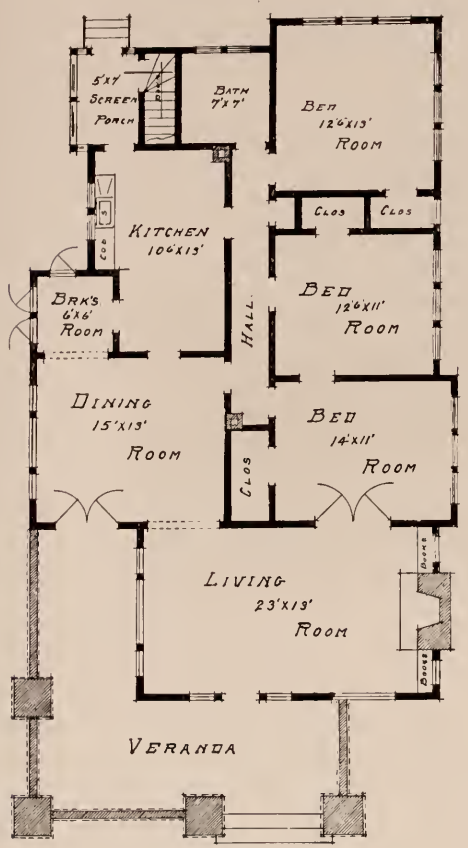


FLOOR PLAN NO. 471.

Bed Room Plan No. 476

PLAN No. 472—Cost from $4,700 to $5,000.

The above plan consists of six rooms, breakfast room and bath. The hall is so arranged that the bath can be reached without going through any other room. It has a very large and attractive front porch across the front and extending around the side. The living room is so arranged as to have three exposures.



FLOOR PLAN NO. 472

Dining Room Plan No. 476

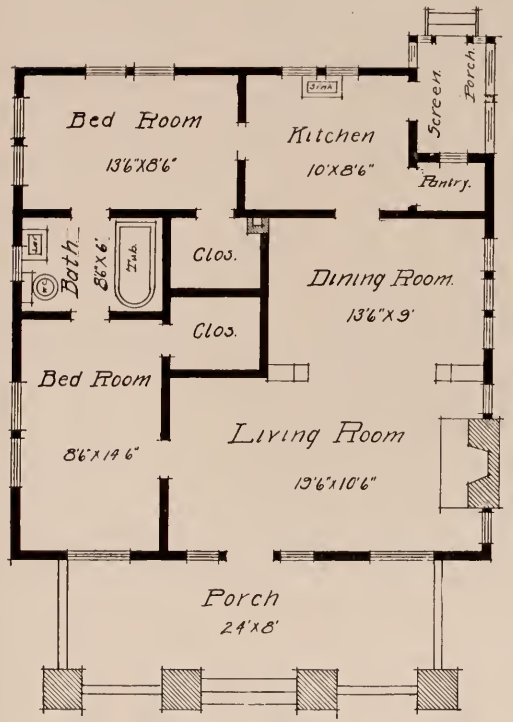
PLAN No. 473—Cost $2,350 to $2,835.

Here is an attractive five-room bungalow that can be built at a small cost. However, to cut the cost of the house down to the former figure, it would be necessary to cut out basement, oak finish and the more elaborate decorations, fixtures, etc.

The house is conveniently arranged, has large closets, pantry, etc.

This house should especially appeal to the small family who are at present unable to put a great deal of money into a home.

It has been built with great success in practically every state in the Union.

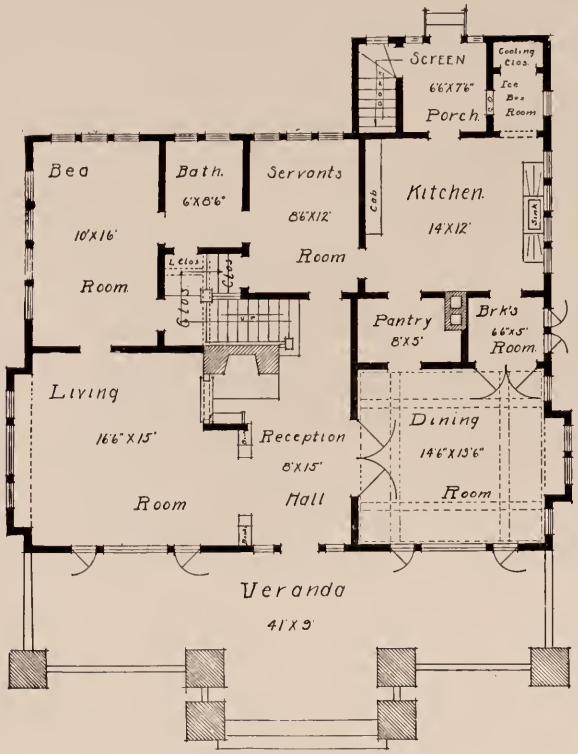


FLOOR PLAN NO. 473.

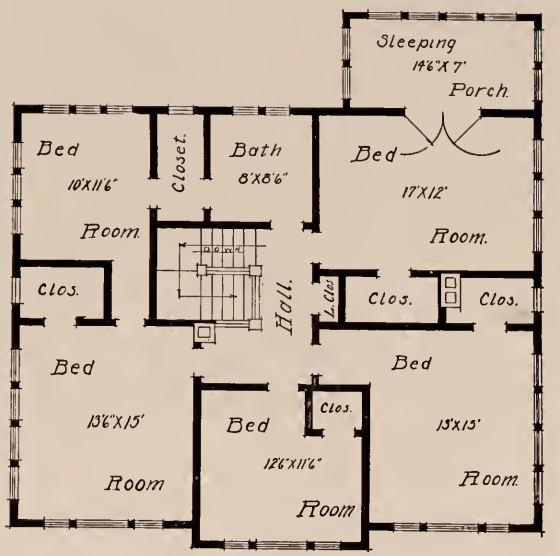
Kitchen Plan No. 476

PLAN No. 474—Cost from $8,275 to $8,600.

For anyone wanting a 10 to 12-room house, we commend this one for serious consideration. On the first floor is a reception hall, dining room, living room, kitchen, servant's room and one bedroom, also, bath. On the second floor there are six bedrooms counting the sleeping porch as a bedroom. There is also a bath on the second floor—plenty of closets—linen closet, clothes chute, etc. This plan has been built in various parts of the United States and we have good reports on it from every source.



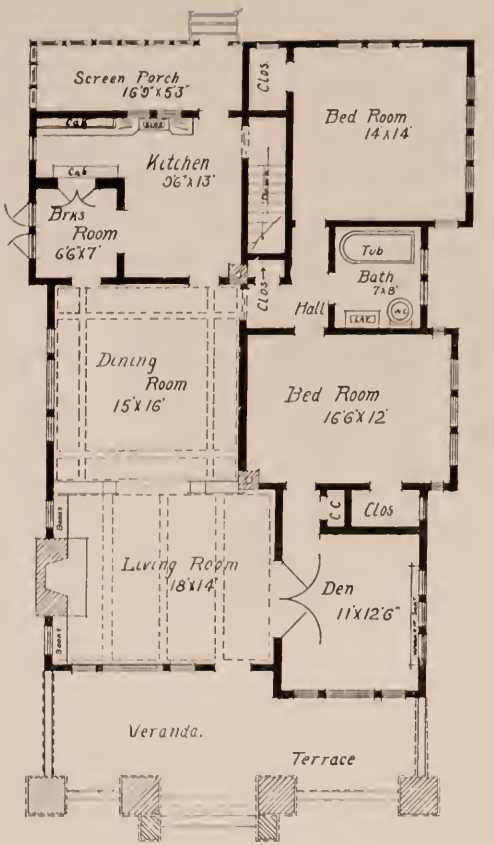
FLOOR PLAN NO. 474.



Second Floor Plan No. 474.

PLAN No. 475—Cost from $5,155 to $5,935.

This is an especially attractive six-room bungalow. Special care has been given to the general lines, as well as arrangement of gables in the roof. It will be noticed that there has been no room wasted, as the hall has been cut down to the minimum. The breakfast room is accessible from the kitchen and dining room, with a French door from the dining room. It has a very large and convenient screened-in porch. The living room and dining room are finished in oak. There are many built-in features throughout the house.



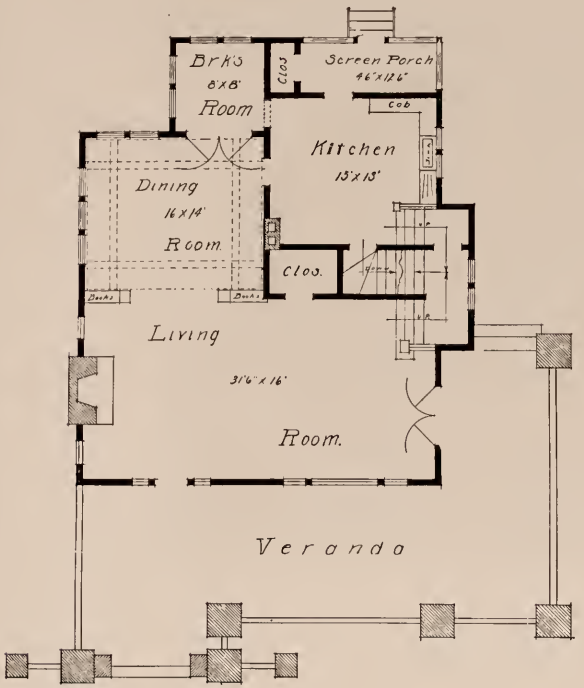
FLOOR PLAN NO. 475

Bed Room Plan No. 476

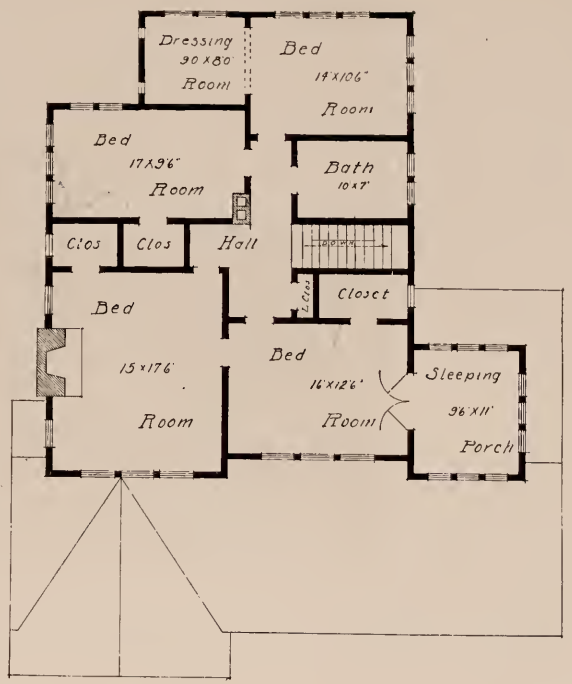
PLAN No. 476—Cost from $7,815 to $8,600.

This design has been pronounced by many as one of the best two-story designs produced. Special attention is called to the wide attractive veranda extending clear across the front and around the side. The front door and side lights are attractive. There are French doors leading from the living room to the porch. The living room is extra large and the dining room is of good size. The breakfast room opens from the dining room and kitchen. The kitchen has several built-in features—built-in kitchen cabinets, etc. On the second floor there are four nice bedrooms. The back bedroom has a dressing room with built-in dressing table, mirrors, etc. One of the large front bed rooms has an attractive fireplace. There is a sleeping porch or sun-room opening from the other front bedroom, being connected by French doors. The beautiful stairway in this house attracts favorable comment from everyone. On several of the preceding pages in this book will be found photographs of every room of this house. The exterior view is especially striking and we invite your serious consideration of this plan if you want a two-story house.

COMPLETE PLANS AND SPECIFICATIONS, AS SHOWN OR REVERSED, $15.00



FLOOR PLAN NO. 476.

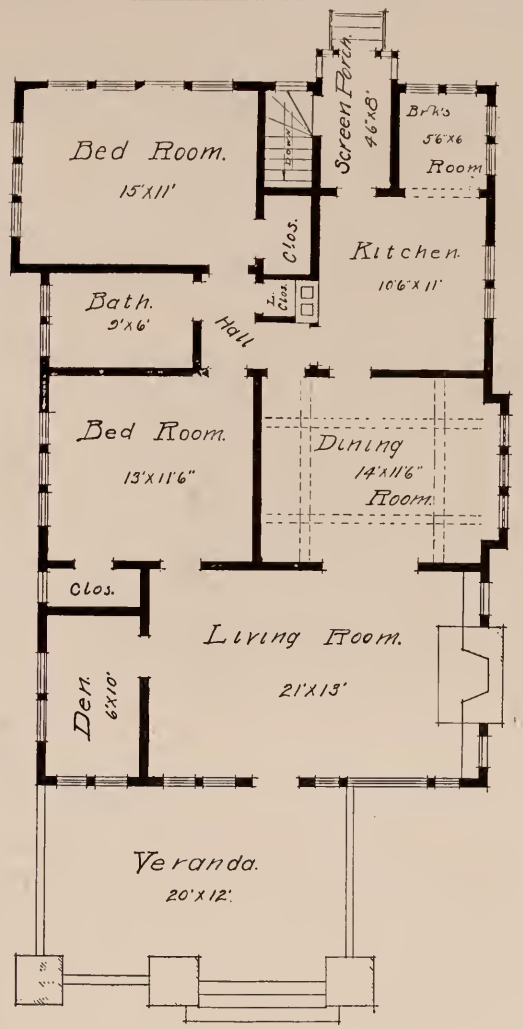


SECOND FLOOR PLAN NO. 476

PLAN No. 481—Cost $3,905 to $4,260.

This house has five large rooms and a small den. It is well and conveniently arranged. The porch gives the house a massive effect. Attention is called to the massive beams and porch piers. The porch is of concrete.

Dining room has beam ceiling and the house has several built-in features, as well as a breakfast room.



FLOOR PLAN No. 481.

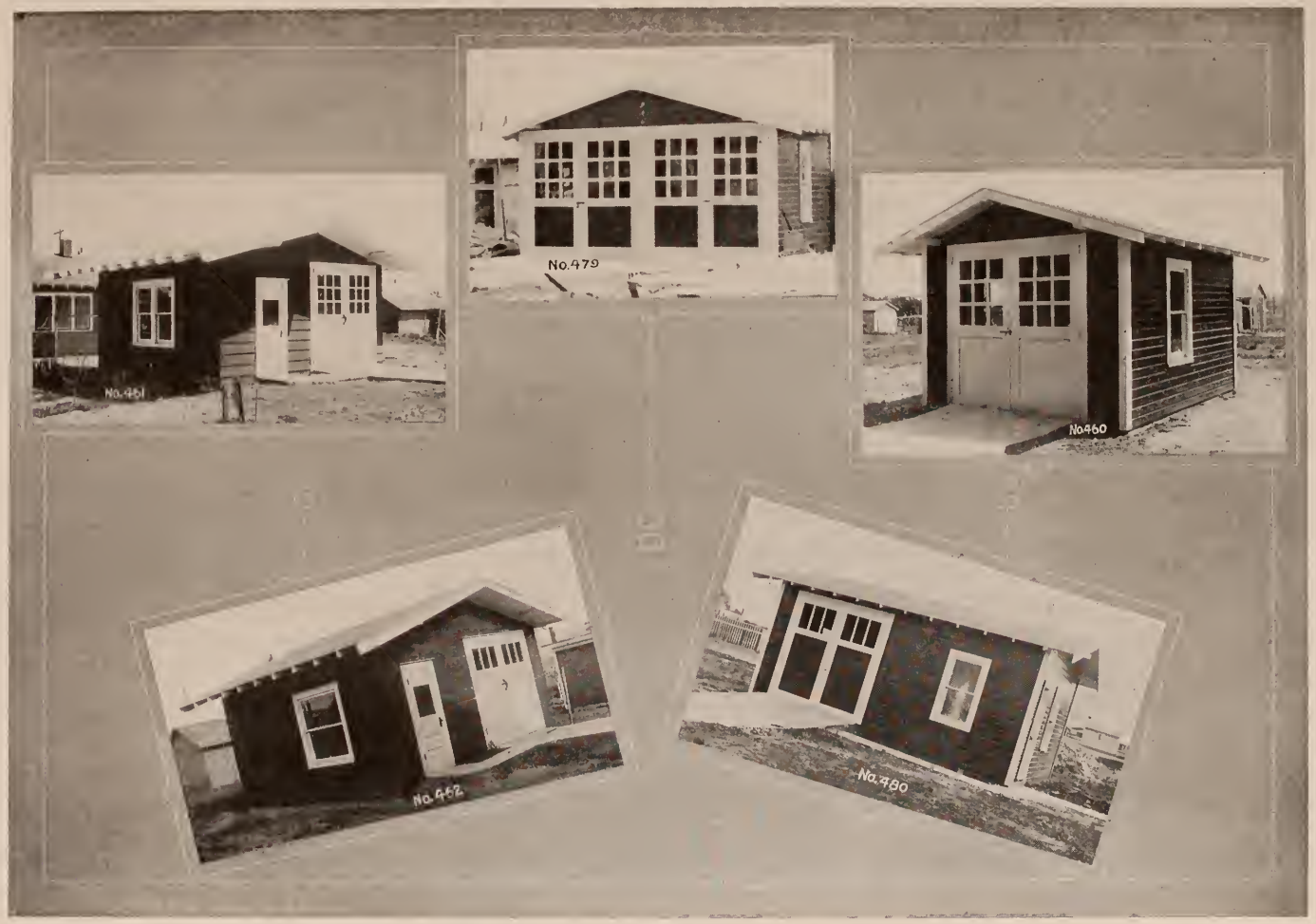
Back Bed Room of Plan No. 457

PLAN No. 478—Cost from $7,350 to $7,815.

Here is a bungalow of brick veneer construction. The window sills, pier caps, copings and porch railing are white limestone. The brick are round edge building pavers, laid up with black mortar. The living room is centrally located with the breakfast room off from the kitchen and dining room. It has two bed rooms and a den with many built-in features, such as a kitchen cabinet, bookcases, colonnade and a mirror door in each bed room. Special attention is called to the front entrance which consists of a four foot door and side lights.

Floor Plan No. 478.

Another View of Living Room Plan No. 476



Plans and Specifications for Garages, $3.00 per Set.

General Basis of Cost Upon Which Our Estimates are Made

BUILDING costs differ widely in different parts of the country, but the two principal factors in every community must necessarily be cost of labor and material. The cost of material depends largely upon the proximity of your city to the source of supply, freight rates and local commercial conditions. The cost of labor depends largely upon the skill of workmen, number of hours per day, the union scale of wages and the competition between local builders and contractors.

Material and Labor

Our cost estimates, quoted under each plan, are based on material and labor costs in Oklahoma City. They are in all cases a little high, and according to relative figures elsewhere, may be considered as a maximum. Conditions in your city may be more favorable and costs lower. In some cases they may be a trifle higher, but we believe you can base your cost estimate safely to average not higher than the above.

Built-in and Other Features

Many of the most attractive advantages in our Bungalows are the "built-in" conveniences they contain; such as cupboards, buffets, fire-places, cozy seats, linen closets, kitchen cabinets, breakfast room furniture, etc. All of them cost money and considerable saving can be made by eliminating them, but we believe the added luxury and convenience will be well worth the money. The average costs will run about $35 for fire-places; $25 for cupboards; $350 for plumbing, and $10 to $50 for special linen closets, breakfast furniture, etc.

Get it Figured Locally

Our recommendation is that you secure your figures on the completed job, according to our specifications and plans. Your local contractor will know, better than anyone else, the exact cost of everything needed, and if there is any competition at all, will handle the construction work for a fair and reasonable profit.

General Specifications and Special Service Features

We specify the best and most advanced methods of construction, and material of the best grade and dimension for each particular purpose. Foundation work and chimneys is concrete or brick; girders and supports of size and frequency to eliminate vibration; framing is made rigid and substantial by bridging, blocking, diagonal bracing, roof supports, etc. We specify standard sizes and lengths to eliminate waste in cutting. Also stock sizes of windows, doors, etc., as far as possible, to eliminate extra cost and delay.

Height of Ceilings

THE height of ceilings is an important point in Bungalow construction and is regulated by the size and arrangement of the house to permit proper air-space and ventilation. Nine-foot ceilings are considered standard, but in many of these homes nine-foot ceilings are specified and a few are nine feet four inches.

Minor Changes Free

Since our plans are exact duplicates of successful Bungalows already built, we cannot make extensive changes without extra cost, but in many cases our patrons desire to add a window here, change a door there, or make minor changes in this, that and the other place. Such changes as do not materially alter arrangement of rooms and general plan will be made without charge, but we advise careful consideration even in small details before requesting changes, as these houses are as near correct in technical points as they can be made.

Special Advisory Service

It would be foolish for us to claim that we will act as your building superintendent for the small sum of $10. But there are many little services we can offer you even from long range. Points of advice that can reasonably be answered by letter will cheerfully be given.

The First Step After You Have Decided Which Bungalow You Want

Many inexperienced people, after selecting the plan they like, ask us: "What is the first thing to do now?" For the benefit of the novice in home building we offer the following suggestions: First of all, by all means send for the detailed blue-print plans and complete specifications. Then get some good local builder to figure the cost, based on local prices for material and labor. Remind him that the houses have actually been built in Oklahoma City for the prices shown. Then if you wish to further satisfy yourself that you are getting the right price, have another contractor quote you a price. With the plans you should have no trouble in getting the house you have pictured as your ideal.

Symmetry, Proportion, and Economical Construction Require Detailed Plans

Many misguided people may think that the floor plans shown in the book are all that is necessary to produce a finished home. But reliable contractors will tell you that the only way to get everything symmetrical and correct in proportion is with detailed plans.

You are imposing a handicap upon any builder who undertakes to build your home from a floor-plan sketch, and while he may give you his best effort, it is sure to cost you dearly in the end, because of wasted time and material in going at the job haphazard.

What You Get for the Small Sum of Ten Dollars

FOR THIS small amount you get everything the best architect in your town could give you in plan service. No other expense than the $10 you send us is required so far as this part of the building goes. Any contractor or good builder can follow the plans and produce for you a Bungalow that will exactly duplicate the house you saw in the picture. Without them he will be working in the dark and the general result may be of doubtful appearance and quality. The complete service consists of blue-print plans and specifications as follows:

Blue Prints

The blue prints show the detail of floor plan and arrangement; front, side and rear elevations as well as basement plan. From six to ten separate plan sheets are included in each set. Front, side and rear elevations show exterior views. Each room, door, window, closet, fireplace, chimney, stairway and every other feature are clearly indicated. All built-in features are detailed.

Specifications

Specifications are plainly typed on clean white legal size paper and bound in a neat folio. They cover the different grades and kinds of material used in the building as to size, dimension and position. Any one can understand them. You can easily see that the construction is done "according to specifications," thus being your own building superintendent.

Be Sure You're Right—Then Go Ahead

Spend $10 and Know That You Are Getting a Correctly Planned, Rightly Constructed Home

And now as a closing suggestion, let us advise that you study each plan and design carefully. Find the home which appeals to you most, in every detail of plan, design, size and cost. After you have done this, compare the small cost of detailed plans against the great cost of mistakes and waste. Consider the investment you are making and decide whether you can afford to risk that much money in a home that wouldn't be exactly right in every detail. Then send $10 and get insurance against all troubles that always beset home builders who attempt the task without things in black and white.

Builders Work from Such Plans with the Pride and Zeal of the Artist who Finds a Perfect Model

You will find that carefully worked out, clearly delineated plans will inspire your contractor to his best effort. All men like to do that which they do well, and no man can do his best without a plan. Every builder takes keen pride in producing something unusual—different—and handsome. He will have that opportunity on your new home if you give him one of our plans, and you will be rewarded by a job that will do his skill credit.

SPECIAL PLAN SERVICE

If you have a plan in mind that you want worked out, send us a rough pencil sketch, giving us some idea of the arrangement and design you want, and we will be pleased to work it out for you at the small cost of $7.50 per room.

Our corps of Architects can assist you very materially in making your ideas a reality, and we will always be pleased to place this excellent staff of Architects at your disposal for the small cost given above.

In ordering special plans a check should accompany the order for 50% of the entire cost.

DON'T DELAY—SEND FOR YOUR PLANS TODAY

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